

BUILDING BROCHURE

SIENA OF PORTICO - 2295 HEMLOCK BUILDING

2295 Hemlock St. · Vancouver, BC V6H 4H2 · Fairview



Scan to view online



2 FOR SALE
FROM \$1,299,000

1 SOLD · 12 MO
\$1,830,000–\$1,830,000


12-MO SOLD TREND
-17.2

Unit Mix

2 Bedroom

18 units
945 – 1,694 sf
from \$930,000

3 Bedroom

2 units
1,683 – 1,718 sf
from \$1,830,000

For Sale in Siena Of Portico - 2295 Hemlock Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,988,800	2 / 2	1465 sf	\$1,358	1303 1428 W 6TH AVENUE
\$1,299,000	2 / 2	1115 sf	\$1,165	1301 1428 W 6TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,830,000	3 / 3ba	1718 sf	\$1,065	2026-06-05
\$1,480,000	2 / 2ba	1219 sf	\$1,214	2024-11-19
\$1,800,000	2 / 3ba	1539 sf	\$1,170	2024-11-07
\$1,020,000	2 / 2ba	945 sf	\$1,079	2024-08-25

Value & Financing

Price Positioning

\$1261 /sq ft

Active listings here average **\$1261/sf** vs **\$1160/sf** across Fairview.

9% above area average

Mortgage Snapshot

\$6,221 /mo

Entry price (from) **\$1,299,000**

20% down payment **\$259,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2003	LEVELS 2	SUITES 92	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS207	DEVELOPER Bosa Development
MANAGEMENT Pacific Quorum Properties Inc			

Overview

Siena - 2295 Hemlock Street, Vancouver, BC V6H 4H2, Canada, is a townhouse part of Siena of Portico at 1418 West 6th Avenue. Strata plan number BCS207. Crossroads are West 7th Avenue and Hemlock Street. This development features 14, 2-stories townhomes. Completed in 2003. Developed by Bosa Developement. Maintenance fees include Caretaker, Gas, Hot Water,

Management and Recreation Facility.

Nearby parks include Granville Loop Park and Fairview Seawall. Nearby schools include Vancouver Premier College, Emily Carr Institute of Art, False Creek Elementary School, L'Ecole Bilingue Elementary School, Lord Tennyson Elementary School and Henry Hudson Elementary School to mention a few. The closest grocery stores are Granville Island Public Market, Beach Avenue Market, Sunshine Market and Choices Market. Nearby coffee shops include Innocent Coffee, Wicked Cafe and Starbucks. There are 278 restaurants within a 15 minute walk including Lean Sensei International, Paul's Omelettery and Connor Butler. Malls close by are South Granville Rise, Kids Market and City Square.

Additional address: 1405 W 7TH AV, 1409 W 7TH AV, 1413 W 7TH AV, 1417 W 7TH AV, 1421 W 7TH AV, 1425 W 7TH AV, 1429 W 7TH AV, 1433 W 7TH AV, 1437 W 7TH AV, 1441 W 7TH AV, 1447 W 7TH AV, 1451 W 7TH AV, 2285 HEMLOCK ST

Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ In Suite Laundry | ✓ Recreation Center |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Caretaker | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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