

BUILDING BROCHURE

LANDMARK REEF

2416 WEST 3rd Ave. · Vancouver, BC V6K 1L8 · Kitsilano



Scan to view online



3 SOLD · 12 MO
\$590,000–\$695,000



Unit Mix

1 Bedroom

16 units
585 – 732 sf
from \$516,000

2 Bedroom

3 units
850 – 948 sf
from \$815,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	1 / 1ba	653 sf	\$1,011	2026-05-12
\$695,000	1 / 1ba	657 sf	\$1,058	2026-03-13
\$590,000	1 / 1ba	649 sf	\$909	2026-03-11
\$583,000	1 / 1ba	586 sf	\$995	2025-08-20

YEAR BUILT 1978	LEVELS 3	SUITES 53	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS443	MANAGEMENT Confidential

Overview

Landmark Reef - 2416 West 3rd Avenue, Vancouver, BC V6K 1L8, Canada. Strata Plan VAS443. Crossroads are West 3rd Avenue and Balsam Street located is in the Kitsilano neighborhood in Vancouver. 3 storeys with 53 units in strata and in the development.

Completed 1977. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management.

Nearby parks include Point Grey Park Site at Stephens Street, Point Grey Park Site at Trafalgar Street and Margaret Pigott Park. Nearby Schools are St. John's School, Canadian School of Natural Nutrition - Vancouver, Cirkids, Kitsilano Secondary School and St. Augustine School. Supermarket and Grocery stores nearby are Safeway 4th & Vine, Whole Foods Markets, Safeway West Broadway IGA and Choices Markets.

Amenities & Features

✓ Shared Laundry

Maintenance Fees Include

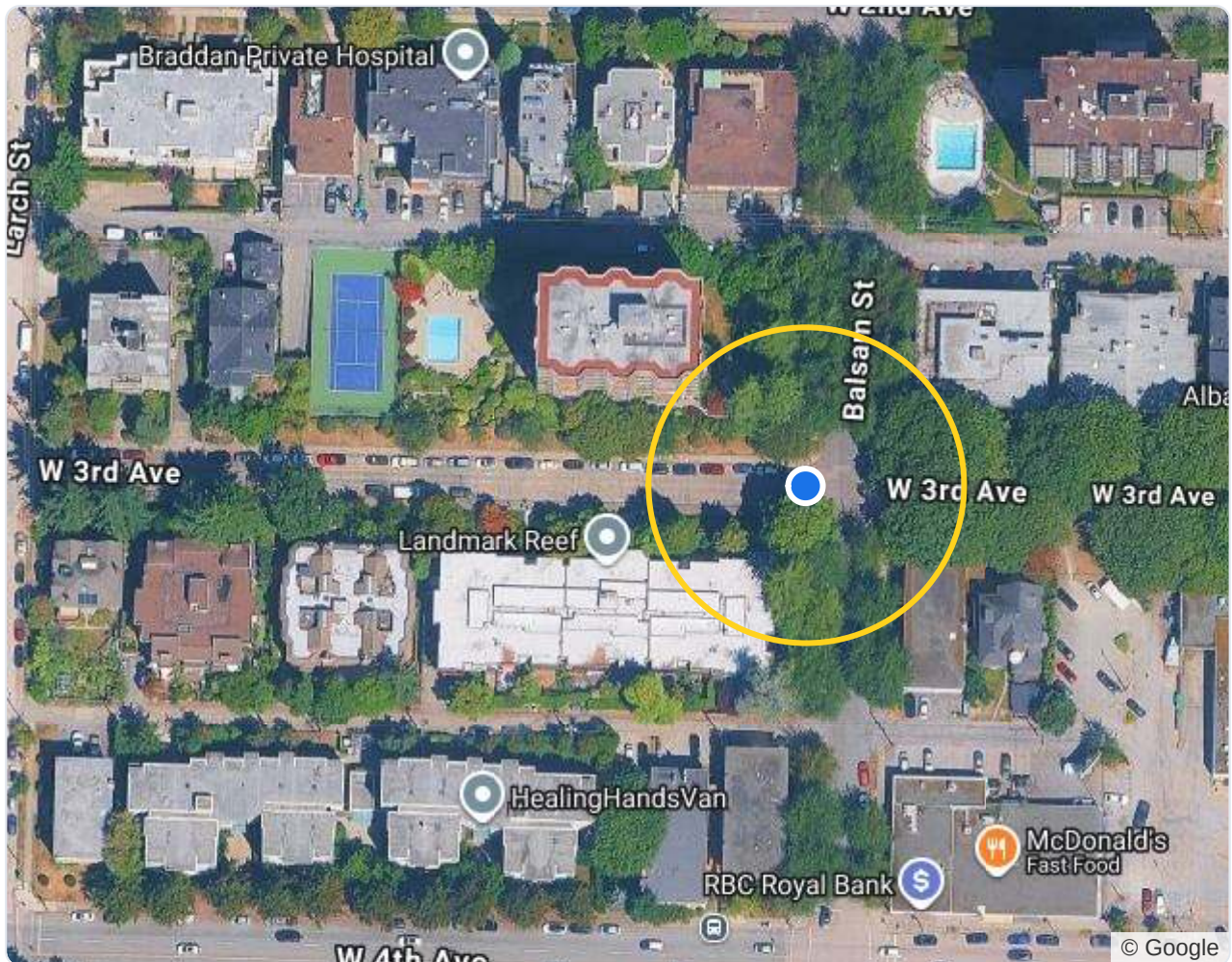
✓ Caretaker

✓ Garbage Pickup

- ✓ Gardening
- ✓ Hot Water

- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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