

BUILDING BROCHURE

NOBLE HOUSE

2428 WEST 1st Ave. · Vancouver, BC V6K 1G6 · Kitsilano



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Unit Mix

1 Bedroom

2 units

696 – 699 sf

from \$785,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$880,500	1 / 1ba	696 sf	\$1,265	2022-02-23
\$785,000	1 / 1ba	699 sf	\$1,123	2021-06-14

YEAR BUILT 1990	LEVELS 4	SUITES 25	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2445	MANAGEMENT Dwell Property Management

Overview

Noble House - 2428 West 1st Avenue, Vancouver, BC V6K 1G5, Canada. Strata plan number VAS2445. Noble House has 4 levels and 25 units, built in 1990. Crossroads are Larch Street and Balsam Street. Nearby parks include Point Grey Park Site at Trafalgar Street, Point Grey Park Site at Stephens Street and Margaret Pigott Park. Nearby schools include Pacific Rim Montessori Academy, MacSailing at Kitsilano Yacht Club and Tactical Self Defense. The closest grocery stores are New Apple Market, Market Meats Kitsilano and Safeway. Nearby coffee shops include Starbucks, Terra Breads Kitsilano Bakery & Cafe and Take Five Cafe (Kitsilano). There are 119 restaurants within a 15 minute walk including Wind Prospect Inc, Ferrando Low Carb Foods and McDonalds. Maintenance fees includes garbage pickup, gardening, gas and management.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ 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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