

BUILDING BROCHURE

FIRST AVENUE MEWS - 2435 1ST BUILDING

2435 WEST 1st Ave. · Vancouver, BC V6K 1G5 · Kitsilano





1 SOLD · 12 MO
\$1,140,000–\$1,140,000

12-MO SOLD TREND
3

Unit Mix

1 Bedroom

2 units
901 – 965 sf
from \$1,107,000

2 Bedroom

2 units
1,209 – 1,209 sf
from \$1,348,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,140,000	1 / 2ba	901 sf	\$1,265	2025-10-08
\$1,430,000	2 / 2ba	1209 sf	\$1,183	2025-03-12
\$1,348,000	2 / 2ba	1209 sf	\$1,115	2021-07-23
\$1,107,000	1 / 2ba	965 sf	\$1,147	2021-02-08

YEAR BUILT 2012	LEVELS 4	SUITES 5	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4360	MANAGEMENT Rancho Management Services (b.c.) Ltd.

Overview

First Avenue Mews - 2435 West 1st Avenue, Vancouver, BC V6K 1G5, Canada, Strata Plan BCS4360. This building comprises of 4 levels, 5 units in the development. Completed 2012. Maintenance fees include Garbage Pickup, Gardening, Management and Other. This building has no restrictions updated March 2012. There are parks nearby includes Margaret Pigott Park, Point

Grey Park Site at Stephens and Point Grey Park Site at Trafalgar. Nearby Schools are St. John's School, Canadian School of Natural Nutrition-Vancouver, Kitsilano Secondary School, Pear Treet Elementary School, General Gordon Elementary School, St. Augustine's Elementary School, Metropolitan Bartending School and House School (Little School). Supermarkets and Grocery Stores nearby are Safeway West Broadway, Safeway 4th & Vine, Alfie's No Frills, Jason's No Frills, IGA and Whole Goods Market.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Other

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

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call