

BUILDING BROCHURE

CARRIAGE HOUSE - 2445 3RD BUILDING

2445 WEST 3rd Ave. · Vancouver, BC V6K 4K6 · Kitsilano





1 FOR SALE
FROM \$839,000

3 SOLD · 12 MO
\$830,000–\$1,359,000



Unit Mix

1 Bedroom

16 units
803 – 1,182 sf
from \$705,000

2 Bedroom

5 units
826 – 1,129 sf
from \$839,900

For Sale in Carriage House - 2445 3rd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$839,000	1 / 2	1134 sf	\$740	306 2445 W 3RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$830,000	1 / 2ba	1125 sf	\$738	2026-05-17
\$839,900	2 / 1ba	905 sf	\$928	2026-05-06
\$1,359,000	1 / 2ba	1182 sf	\$1,150	2025-10-25
\$892,500	1 / 1ba	803 sf	\$1,111	2025-02-28

Value & Financing

Price Positioning

\$740 /sq ft

Active listings here average **\$740/sf** vs **\$1180/sf** across Kitsilano.

37% below area average

Mortgage Snapshot

\$4,018 /mo

Entry price (from) **\$839,000**

20% down payment **\$167,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1977	LEVELS 11	SUITES 64	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS241	MANAGEMENT Wynford Strata Management

Overview

Carriage House at 2445 3rd Avenue West, Vancouver, VAS241. A 11-levels, 64 units condominium was built in 1977. Carriage Condominium is located in Kitsilano, Vancouver, North of 4th Grand Dame. Close to St. Augustine's Elementary School, General Gordon Elementary School, Youth Learning Centre Esliha7an Jr High High School, Sea Island Elementary School, Kitsilano High School, Prince of Wales High School, Kitsilano Neighbourhood House Licensed C., Kitsilano Day Care Centre, stores, RBC 4th Avenue & Balsam Branch, BMO Bank Of Montreal, walk to beach, restaurant. Crosroads are West 3rd Avenue and Balsam St. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water, management and recreation facility.

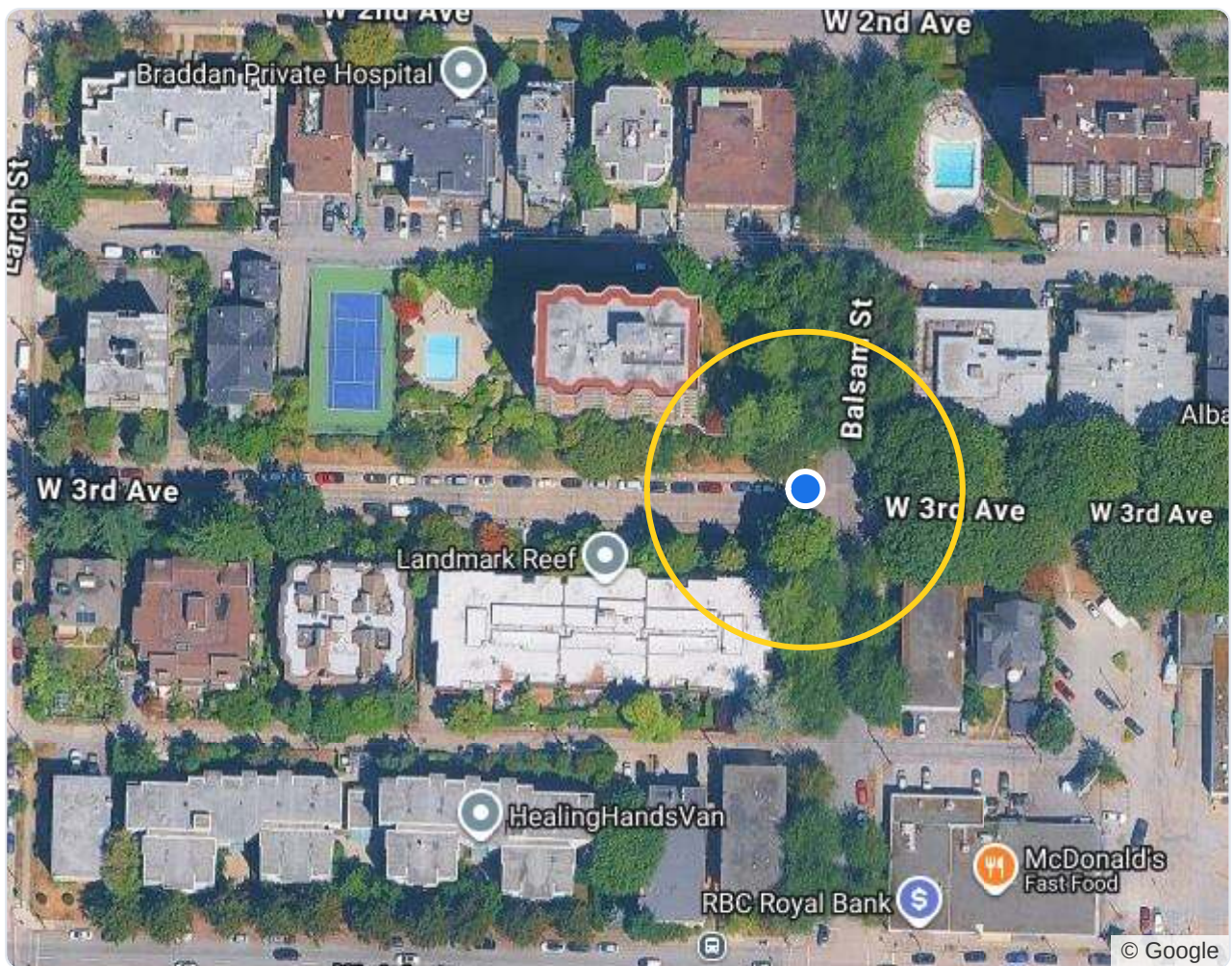
Amenities & Features

- ✓ Elevator
- ✓ Pool; Outdoor
- ✓ Tennis Court(s)
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ 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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