

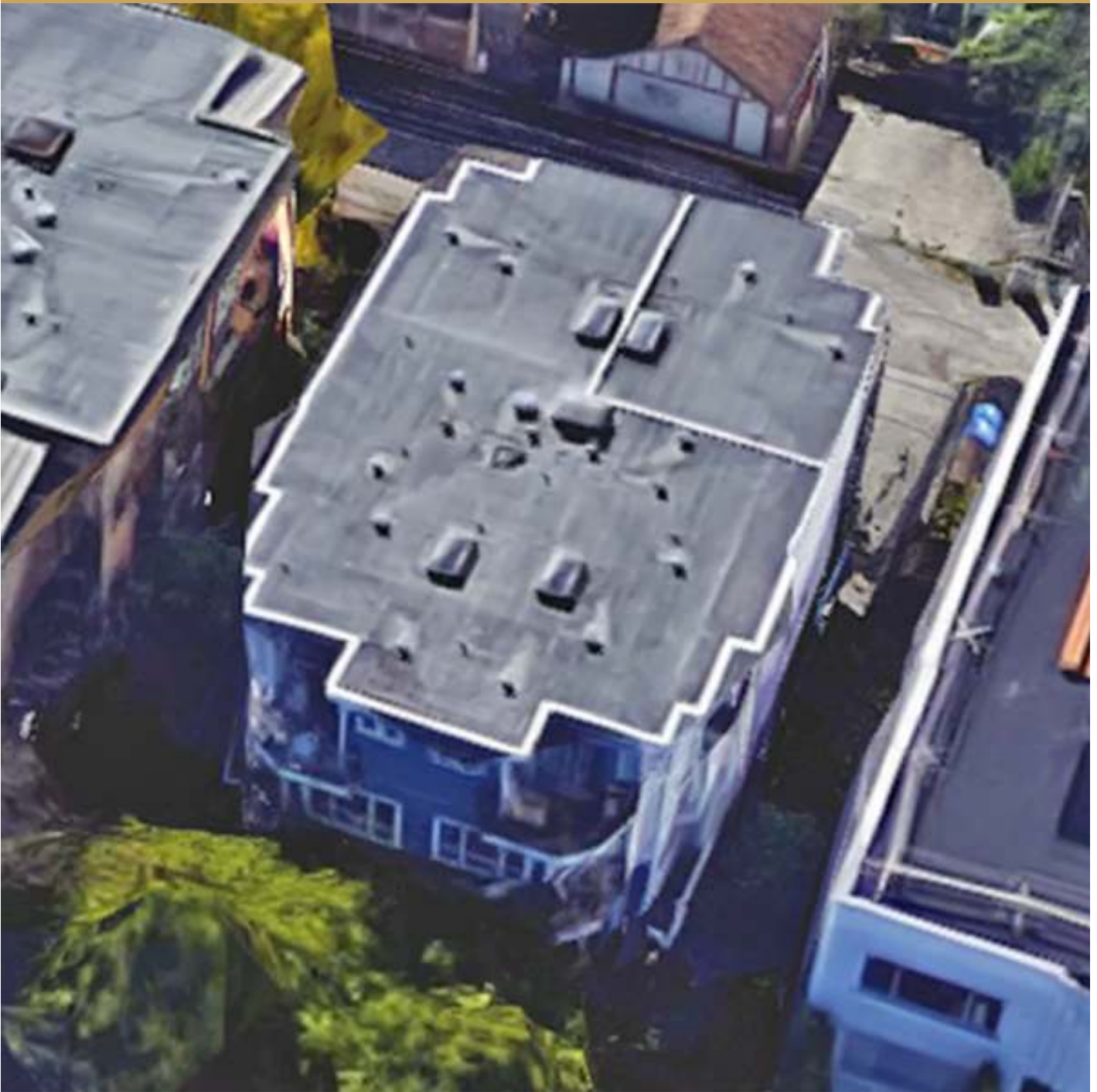
BUILDING BROCHURE

OCTONA

2446 WEST 4th Ave. · Vancouver, BC V6K 1P3 · Kitsilano



Scan to view online



Unit Mix

2 Bedroom

5 units
751 – 990 sf
from \$850,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$935,000	2 / 2ba	816 sf	\$1,146	2024-03-08
\$850,000	2 / 2ba	751 sf	\$1,132	2023-04-04
\$898,999	2 / 2ba	990 sf	\$908	2023-01-24
\$898,000	2 / 2ba	828 sf	\$1,085	2022-08-14

YEAR BUILT 2000	LEVELS 4	SUITES 8	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4269	MANAGEMENT Confidential

Overview

Octona - 2446 West 4th Avenue, Vancouver, BC V6K 1P3, Canada. Strata Plan VAP21228. Crossroads are West 4th Avenue and Yew Street and Vine Street located is in the Kitsilano neighbourhood in Vancouver. This development is 4 storeys with 8 units. Completed 2000. Maintenance fees includes garbage pickup, gardening and gas.

Nearby Schools are St. Georges's Senior Foods, St. John's School, Kitsilano Secondary School, Lord Roberts Elementary School, St. Augustine's Elementary School, Henry Hudson Elementary School and York House School. Supermarkets and Grocery Stores nearby are Parthenon Super Market, Safeway Supermarket, Whole Foods Market, Alfie's No Frills and Jason's No Frills. Nearby parks include Point Grey Park Site at Stephens Street, Connaught Park and Margaret Pigott Park. Short drive to Downwothn and Powell.

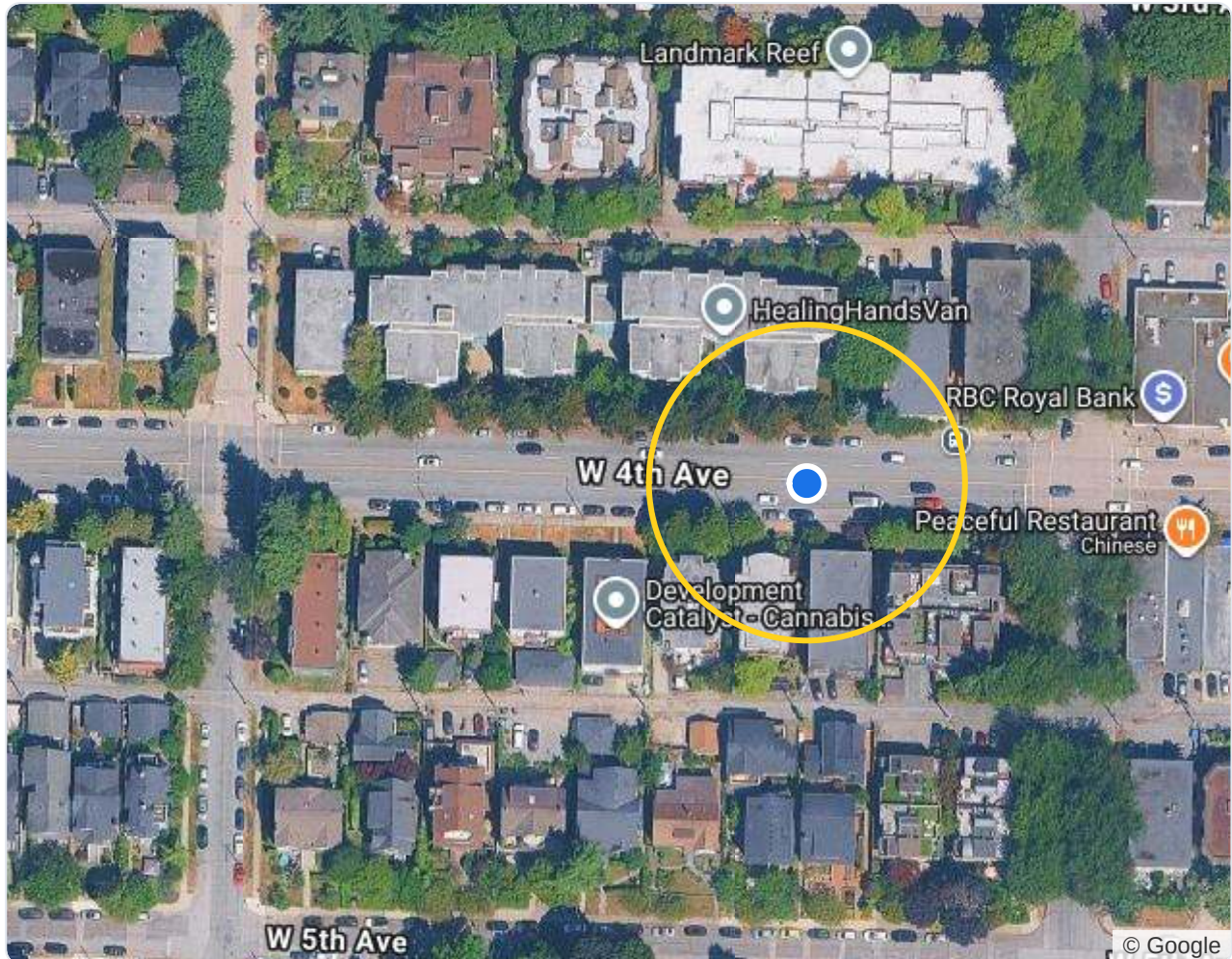
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening

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