

BUILDING BROCHURE

2-2505 WEST 8TH

2505 WEST 8th Ave. · Vancouver, BC V6K 2B3 · Kitsilano



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1 FOR SALE
FROM \$1,249,000

Unit Mix

2 Bedroom

2 units

854 – 1,080 sf

from \$955,000

For Sale in 2-2505 West 8th & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,249,000	2 / 3	1080 sf	\$1,156	2 2505 W 8TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$955,000	2 / 2ba	854 sf	\$1,118	2022-05-29

Value & Financing

Price Positioning

\$1156 /sq ft

Active listings here average **\$1156/sf** vs **\$1205/sf** across Kitsilano.

4% below area average

Mortgage Snapshot

\$5,982 /mo

Entry price (from) **\$1,249,000**

20% down payment **\$249,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2006	LEVELS 2	SUITES 4	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2106	MANAGEMENT Confidential

Overview

2-2505 West 8th Avenue, Vancouver, BC V6K 2B4, Canada. Strata plan number BCS2106. Crossroads are West 8th Avenue and Larch Street. This is a 2-bedroom 3-bathroom townhome. This strata has 4 townhouses, completed in 2006. Each bedroom upstairs has own ensuite, in addition to powder room on main. Nearby parks include Connaught Park, Connaught Park and Rosemary Brown Park. Nearby schools are Kitsilano Secondary School, Fraser Academy, Canadian School of Natural Nutrition, St. John's School, and St. Augustine's School. Nearby

grocery stores are Safeway, Marketplace IGA, Greens Organic and Natural Market, Persia Foods Produce Markets, and Fresh Is Best. Maintenance fees include garbage pickup, gardening, and management.

Other buildings in complex: 1-2505 West 8th Avenue, 2507 W 8TH AVE, 2355 LARCH ST

Amenities & Features

✓ Bike Room

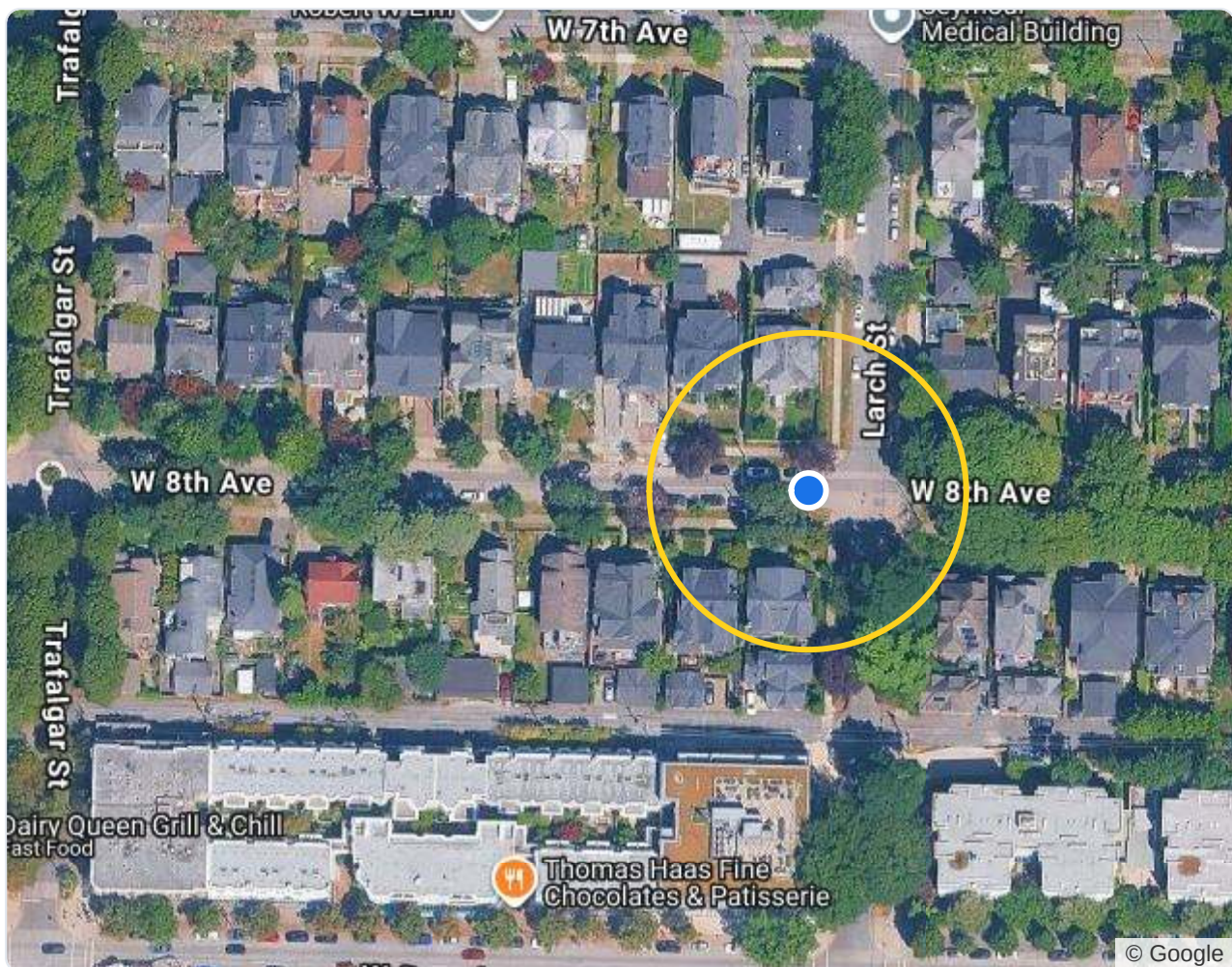
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ 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

RE/MAX Crest Realty · BC Condos & Homes Team

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



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