

BUILDING BROCHURE

# ZYDECO

2768 Cranberry Dr. · Vancouver, BC V6K 4T9 · Kitsilano



Scan to view online



**4** SOLD · 12 MO  
\$665,000–\$1,650,000

12-MO SOLD TREND  
121.5

# Unit Mix

|                                                                       |                                                                         |                                                                            |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>15 units<br>626 – 755 sf<br><b>from \$595,000</b> | <b>2 Bedroom</b><br>12 units<br>752 – 1,027 sf<br><b>from \$829,000</b> | <b>3 Bedroom</b><br>2 units<br>1,334 – 1,450 sf<br><b>from \$1,350,000</b> |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|

# Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,650,000 | 3 / 2ba | 1334 sf | \$1,237 | 2026-05-02 |
| \$665,999   | 1 / 1ba | 637 sf  | \$1,046 | 2026-04-10 |
| \$665,000   | 1 / 1ba | 639 sf  | \$1,041 | 2025-12-23 |
| \$980,000   | 2 / 2ba | 916 sf  | \$1,070 | 2025-10-07 |

|                           |                                         |                               |                                             |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------|
| YEAR BUILT<br><b>2001</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>70</b>           | CONSTRUCTION<br><b>Frame - Wood</b>         |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS4341</b> | DEVELOPER<br><b>Concert Properties Ltd.</b> |

# Overview

Zydeco at 2768 Cranberry Dr, Vancouver, BC V6K 4T9, Canada. 70 units in the development, 4 levels, built in 2001, Wood-frame construction building, Strata Plan Number LMS4341. Walking distance to the 15th Field Artillery Regiment Museum, Festival Cinemas, The British Colombia Museum of Medicine, and the Waterfall building. Nearby School, Fraser Academy, Madrona School, Parks and Restaurants.

# Amenities & Features

- ✓ Bike Room

✓ In Suite Laundry
- ✓ Elevator

✓ Storage

# Maintenance Fees Include

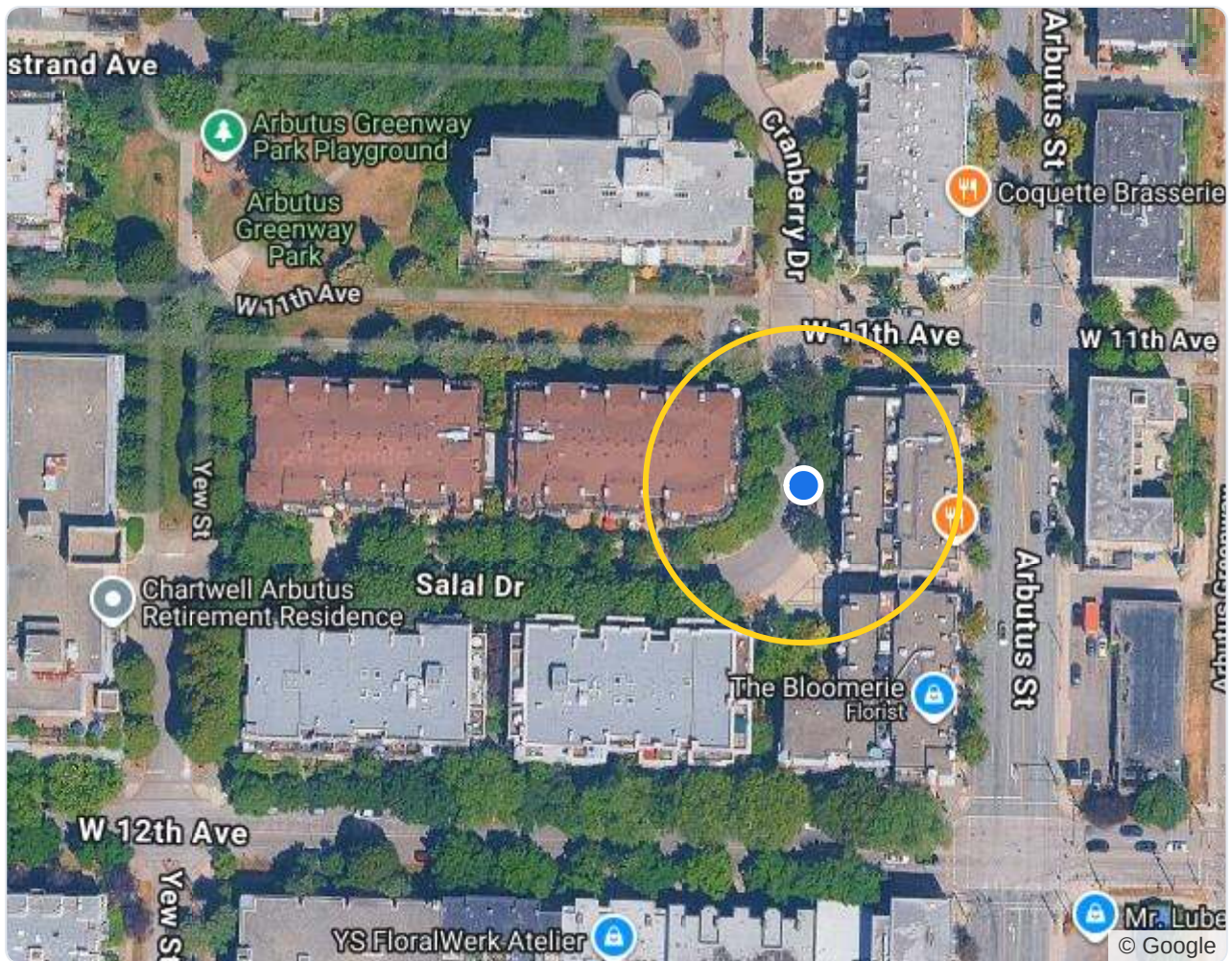
- ✓ Garbage Pickup

✓ Gas

✓ Management
- ✓ Gardening

✓ Hot Water

## 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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