

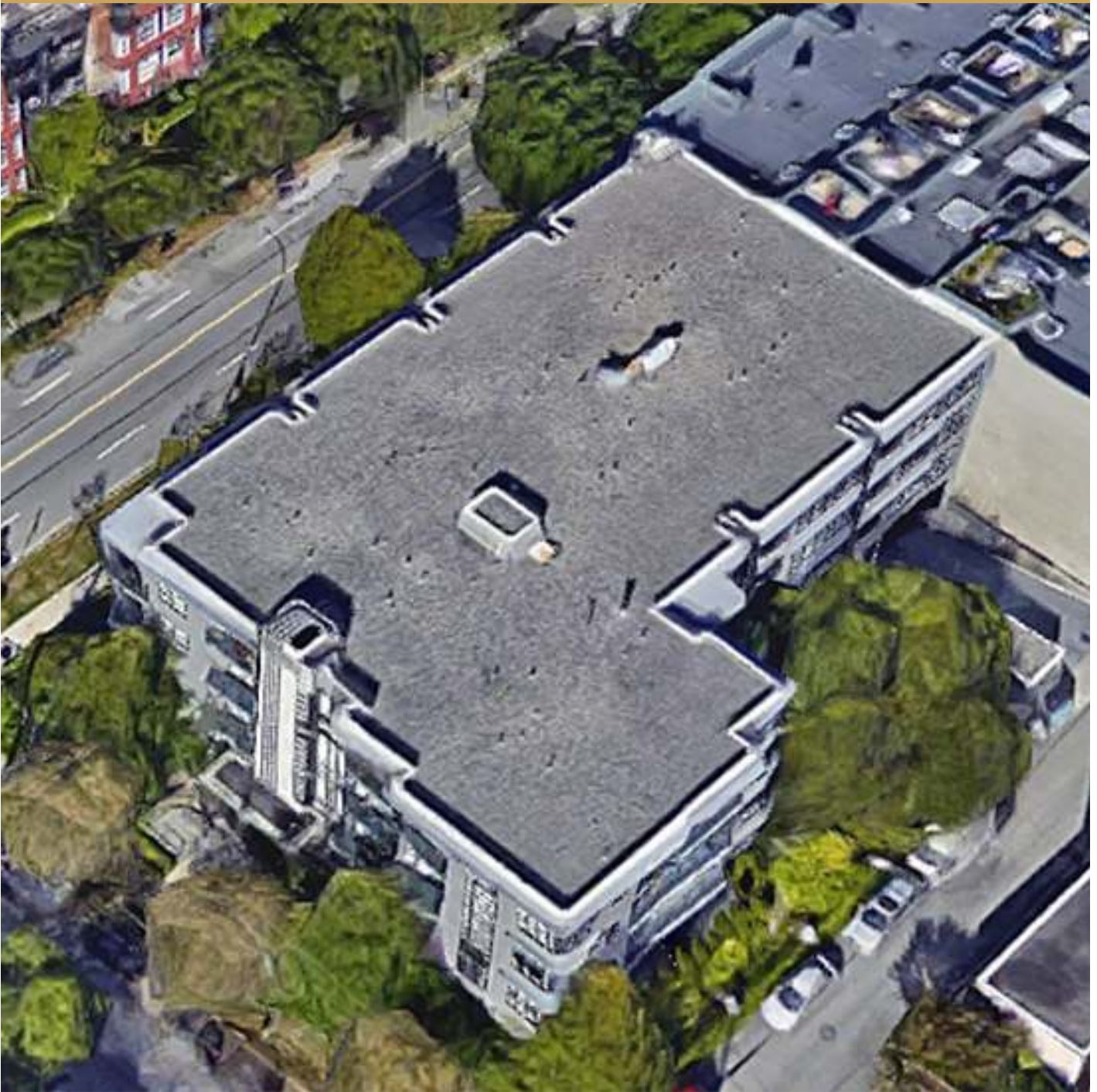
BUILDING BROCHURE

BEL AIR

2828 Yew St. · Vancouver, BC V7L 3YN · Kitsilano



Scan to view online



1 SOLD · 12 MO
\$1,040,000–\$1,040,000

12-MO SOLD TREND
-29.5

Unit Mix

2 Bedroom

11 units
935 – 1,034 sf
from \$905,000

3 Bedroom

3 units
1,174 – 1,276 sf
from \$1,355,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,040,000	2 / 2ba	938 sf	\$1,109	2025-09-22
\$1,250,000	2 / 2ba	1034 sf	\$1,209	2025-06-20
\$1,399,000	3 / 2ba	1174 sf	\$1,192	2025-06-05
\$1,120,000	2 / 2ba	938 sf	\$1,194	2024-11-28

YEAR BUILT 2005	LEVELS 4	SUITES 35	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata		STRATA PLAN BCS1265

Overview

Bel Air at 2828 Yew Street, Vancouver, BC V6K 2N2 -BCS1265. Built in 2005 with 35 units over 4 Levels. Located in Kitsilano area of Vancouver West, at the crossroads of West 12th Avenue and Yew Street. Building features include bike room, elevator, in-suite laundry, storage and parking.

Close to stop bus area. Excellent location steps away from parks, shopping, recreation centre and transport.

Fantastic Arbutus Walk location close to cafes, Community Centre, schools & more!

A short walk to St. John's School, Bodwell College, Elite & Prime Education Canada, Madrona School, Lord Tennyson Elementary, St. Augustine's, Kitsilano Secondary School, St John's International School and Century High School.

Just minutes away from Rosemary Brown Park, Connaught Park and Delamont Park

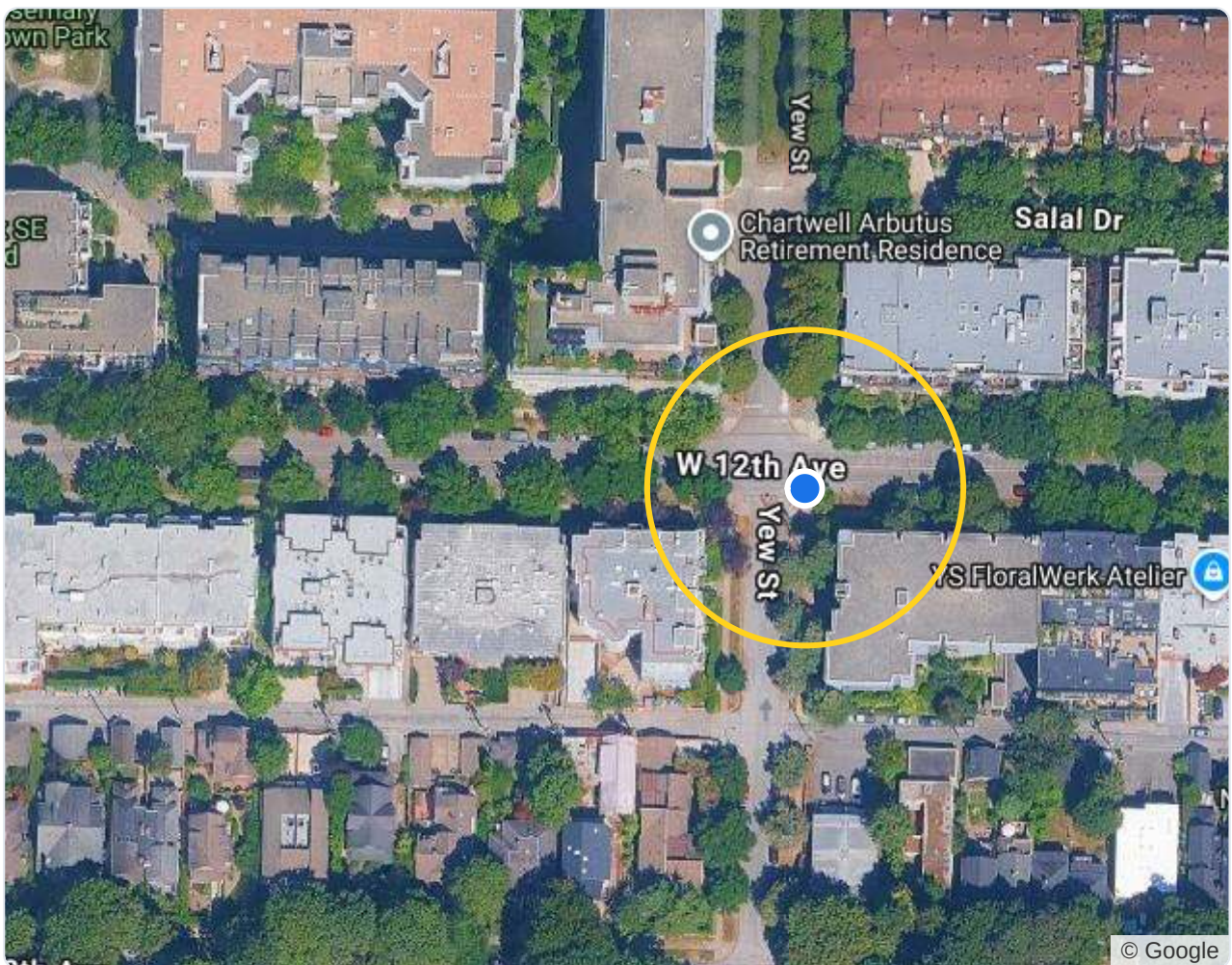
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ 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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