

BUILDING BROCHURE

DELANO - 3023 4TH BUILDING

3023 WEST 4th Ave. · Vancouver, BC V6K 1R5 · Kitsilano



1 FOR SALE
FROM \$695,000

6 SOLD · 12 MO
\$680,000–\$865,000



Unit Mix

1 Bedroom

24 units
617 – 674 sf
from \$625,000

2 Bedroom

12 units
840 – 869 sf
from \$782,000

For Sale in Delano - 3023 4th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	1 / 1	656 sf	\$1,059	106 2983 W 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$865,000	2 / 2ba	861 sf	\$1,005	2026-05-23
\$730,000	1 / 1ba	656 sf	\$1,113	2026-01-08
\$712,000	1 / 1ba	633 sf	\$1,125	2025-12-11
\$680,000	1 / 1ba	658 sf	\$1,033	2025-12-08

Value & Financing

Price Positioning

\$1059 /sq ft

Active listings here average **\$1059/sf** vs **\$1222/sf** across Kitsilano.

13% below area average

Mortgage Snapshot

\$3,329 /mo

Entry price (from) **\$695,000**

20% down payment **\$139,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 4	SUITES 122	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2419	

Overview

Delano at 3023 West 4th Avenue, Vancouver, BC V6K 1R5, Canada, LMS2419. A 4-levels, 122 unit condominium, was built in 1996. Delano condominium is located in Kitsilano, Vancouver.

Close to beach, shopping, transit, General Gordon Elementary School, Bayview Elementary School, Carnarvon Elementary School, Sea Island Elementary School, Tait Elementary School, Kitsilano High School, Prince of Wales High School, Little Flower Academy High School, Tatlow Park, Point Grey Park. Crossroads are West 4th Avenue and Bayswater Street. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, management and recreation facility.

Amenities & Features

- ✓ Exercise Centre
- ✓ Swirlpool/hot Tub
- ✓ In Suite Laundry

Maintenance Fees Include

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