

BUILDING BROCHURE

THE CROFTON - 3028 41ST BUILDING

3028 41st Ave. · Vancouver, BC V6N 3C9 · Kerrisdale



1 SOLD · 12 MO
\$970,000–\$970,000

12-MO SOLD TREND
17.6

Unit Mix

1 Bedroom

1 unit
645 – 645 sf
from \$625,000

2 Bedroom

2 units
1,025 – 1,026 sf
from \$825,000

3 Bedroom

1 unit
1,130 – 1,130 sf
from \$1,072,500

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$970,000	2 / 2ba	1026 sf	\$945	2026-03-14
\$625,000	1 / 1ba	645 sf	\$969	2024-07-22
\$1,072,500	3 / 2ba	1130 sf	\$949	2021-09-04
\$825,000	2 / 2ba	1025 sf	\$805	2021-03-08

YEAR BUILT 2001	LEVELS 2	SUITES 11	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata		STRATA PLAN LMS4060

Overview

Welcome to The Crofton. The Crofton is a boutique 11-home strata residence located at 3028 41St Ave in Vancouver, in the Kerrisdale neighbourhood. Completed in 2001. It is registered under Strata Plan LMS4060 and held as Freehold Strata.

Residents enjoy an array of amenities including in-suite laundry, garage underground parking and baseboard heating.

Set in Kerrisdale, Vancouver, The Crofton offers a convenient, connected lifestyle. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup

✓ Gas

✓ Management
- ✓ Gardening

✓ Hot Water

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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