

BUILDING BROCHURE

CHAMPLAIN VILLA - 3574 49TH BUILDING

3574 EAST 49th Ave. · Vancouver, BC V5S 1M4 · Killarney VE





3 SOLD · 12 MO
\$750,000–\$807,000



Unit Mix

3 Bedroom

10 units
852 – 1,335 sf
from \$750,000

4 Bedroom

9 units
1,245 – 1,297 sf
from \$728,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$755,000	3 / 1ba	1250 sf	\$604	2026-06-19
\$807,000	4 / 2ba	1297 sf	\$622	2026-04-12
\$750,000	3 / 1ba	1254 sf	\$598	2026-03-16
\$930,000	4 / 2ba	1297 sf	\$717	2025-05-30

YEAR BUILT 1971	LEVELS 3	SUITES 133	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN VAS20	MANAGEMENT Self Managed

Overview

Welcome to Champlain Villa. Champlain Villa is a 133-home strata residence located at 3574 49Th Avenue in Vancouver, in the Killarney neighbourhood. Completed in 1971. It is registered under Strata Plan VAS20 and held as Freehold Strata.

Residents enjoy an array of amenities including in-suite laundry and playground, open parking and forced air / natural gas heating.

Set in Killarney, Vancouver, Champlain Villa offers a central location, private yard, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

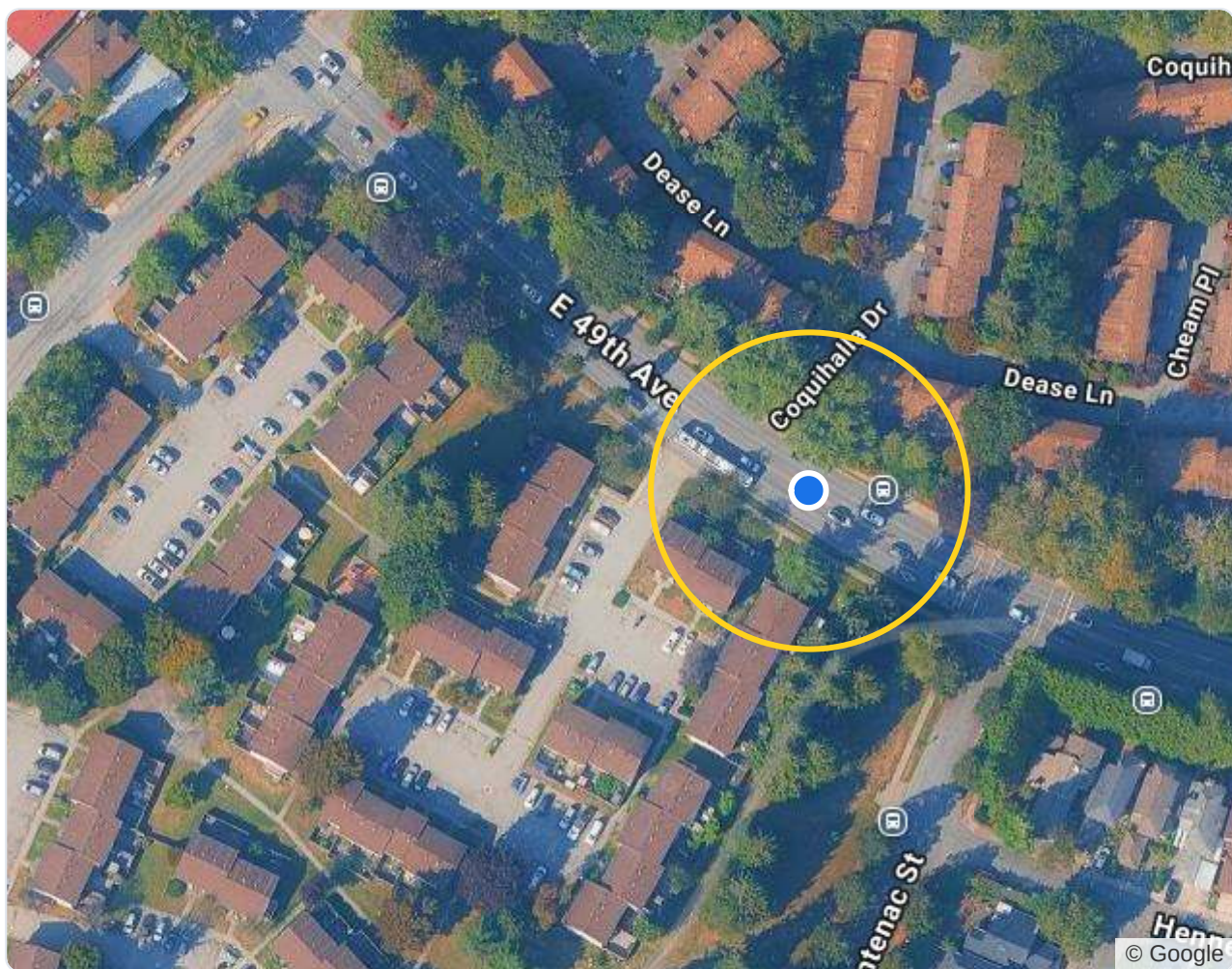
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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