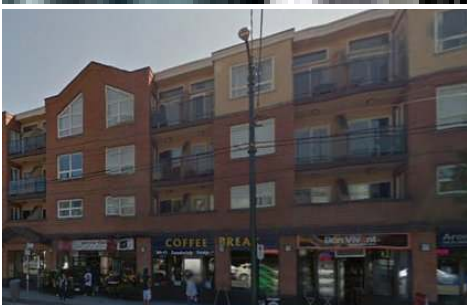


BUILDING BROCHURE

# CORAL COURT - 3638 BROADWAY BUILDING

3638 Broadway Other · Vancouver, BC V6R 2B7 · Kitsilano



**1** SOLD · 12 MO  
\$525,000-\$525,000

12-MO SOLD TREND  
-33.5

# Unit Mix

|                                                                      |                                                                      |
|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>1 Bedroom</b><br>4 units<br>650 – 680 sf<br><b>from \$525,000</b> | <b>2 Bedroom</b><br>5 units<br>748 – 886 sf<br><b>from \$750,000</b> |
|----------------------------------------------------------------------|----------------------------------------------------------------------|

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF   | DATE       |
|------------|---------|--------|---------|------------|
| \$525,000  | 1 / 1ba | 665 sf | \$789   | 2025-11-18 |
| \$640,000  | 1 / 1ba | 651 sf | \$983   | 2024-05-01 |
| \$758,555  | 2 / 1ba | 752 sf | \$1,009 | 2023-05-16 |
| \$690,000  | 1 / 1ba | 680 sf | \$1,015 | 2023-02-28 |

|                           |                                         |                               |                                                  |
|---------------------------|-----------------------------------------|-------------------------------|--------------------------------------------------|
| YEAR BUILT<br><b>1995</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>45</b>           | CONSTRUCTION<br><b>Frame - Wood</b>              |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS1785</b> | MANAGEMENT<br><b>R Jang &amp; Associates Ltd</b> |

# Overview

Coral Court - 3638 West Broadway, Vancouver, BC V6R 2B7, Canada. Srata Plan LMS1785, 4 storeys with 45 units in strata and in the development. Completed 1995. Crossroads are West Broadway and Dunbar Street located is int the Kitsilano neighborhood in Vancouver. maintenance fees include garbage pickup, gas, hot water, management.

Nearby parks include Almond Park, McBride Park and Jean Beaty Park. Nearby Schools are Pacific Spirit School, Vancouver Westside German School Society (The), Lord Byng Secondary, Our Lady of Perpetual Help Catholic School, Bayview Elementary School, Queen Mary Elementary School, Vancouver School of Inquiry, Acadia Road School and Metropolitan Bartending School. Supermarkets and Grocery Stores nearby are IGA, Safeway West Broadway, Jason's No Frills, Whole Foods Market, African Breese Specialty Foods and Safeway 4th & Vine.

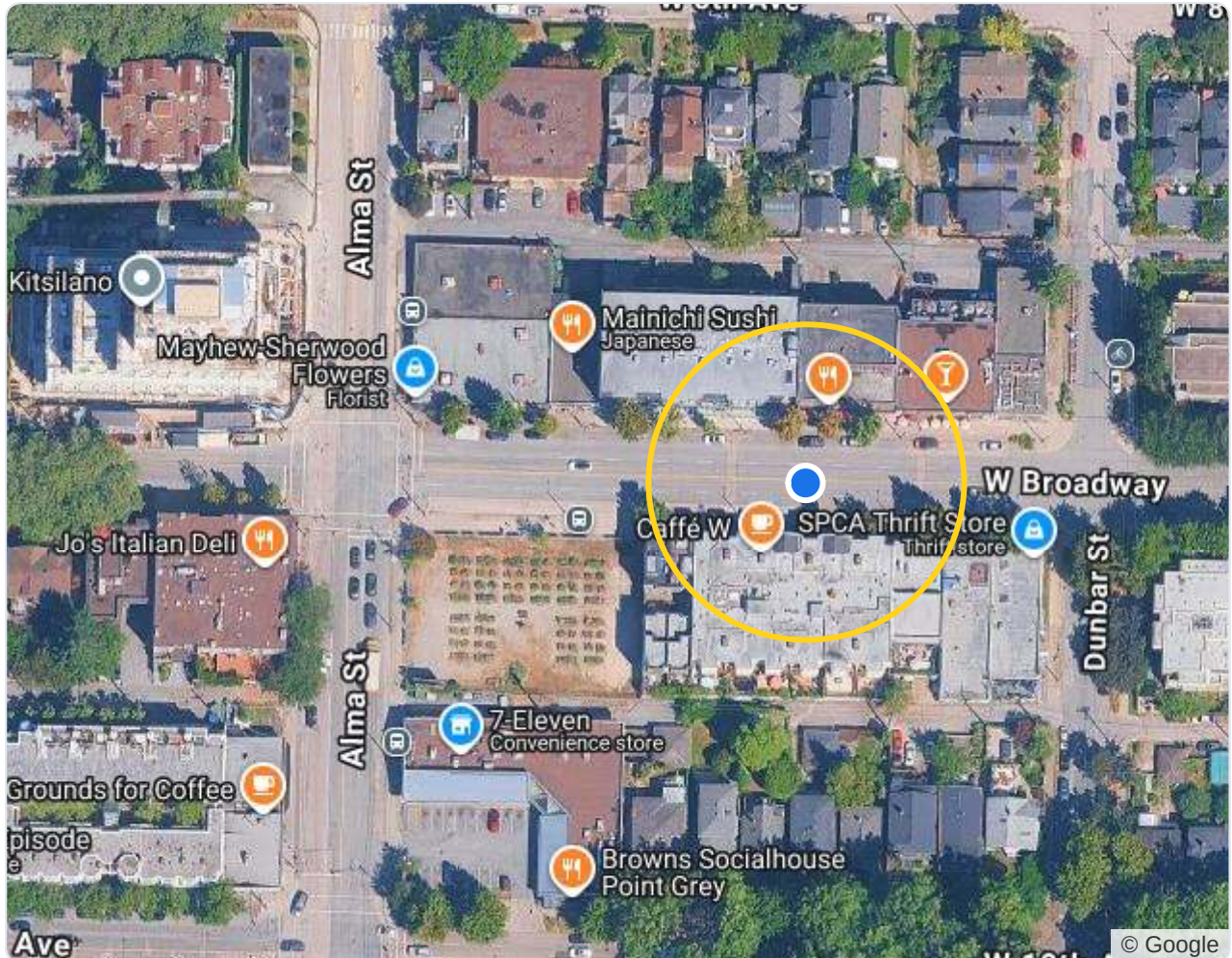
# Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ 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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**Book a Viewing**  
scan or call