

BUILDING BROCHURE

OLIVER

509 EAST 44th Ave. · Vancouver, BC V5W 1W4 · Fraser VE



Scan to view online

NOW SELLING



1 SOLD · 12 MO
\$1,478,000–\$1,478,000

12-MO SOLD TREND
16.6

Unit Mix

3 Bedroom

4 units

1,354 – 1,493 sf

from **\$1,265,000**

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,478,000	3 / 3ba	1493 sf	\$990	2025-09-09
\$1,480,000	3 / 3ba	1456 sf	\$1,016	2022-06-10
\$1,265,000	3 / 3ba	1354 sf	\$934	2021-04-18
\$1,268,000	3 / 3ba	1354 sf	\$936	2020-07-20

YEAR BUILT 2017	LEVELS 3	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Hardi Plank	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4311	DEVELOPER Vicini Homes
ARCHITECT Matthew Cheng Architect Inc.			

Overview

Oliver - 509 East 44th Avenue, Vancouver, BC V5W 1W4, Canada. Strata plan number EPS4311. Crossroads are East 44th Avenue and Saint George Street. A rare collection of Seven (7) 3-bedroom townhomes 1,326 to 1,435 square feet and Three (3) 1-bedroom apartments 500 square feet. Estimated completion Fall 2017. Ranging from 1,326 - 1,435 sq.ft. these townhomes feature a luxurious master retreat, complete with a spa-like ensuite and private decks. Developed by Vicini Homes. Sleek and contemporary interior design by Cynthia Florano Design. Architecture by Matthew Cheng Architect Inc. Maintenance fees includes garbage pickup, management, sewer, water, and other.

Neaby parks are MacDonald Park, Memorial South Park, and Sunset Park. Schools nearby are John Oliver Secondary School, Annie B. Jamieson Elementary School, Sir Alexander Mackenzie Elementary, Sir William Van Horne Elementary, John Henderson Elementary School, and Langara College. Grocery stores and supermarkets nearby are Fruiticana, Buy-Low Foods, Thurga Trading Co Ltd, Spice House Ltd, Noor Jahn Halal Meat, Dhaka Bazar, North Vancouver Happy Farm Market, J&J Supermarket, Produce Marketplace, Polo Market, Garden Fresh Food & Grocery, and Vancouver Meat Market Ltd. Walking distance to shopping, restaurants, and coffee shop. Close to Vancouver Public Library, South Hill Branch and bus stops.

Other building in complex: **Townhomes:** 501 EAST 44th Ave, 503 EAST 44th Ave, 505 EAST 44th Ave, 507 EAST 44th Ave, 509 EAST 44th Ave, 5962 St. George Street, 5978 St. George Street, **Apartments:** 5958 St. George St., 5968 St. George St., 5982 St. George St.

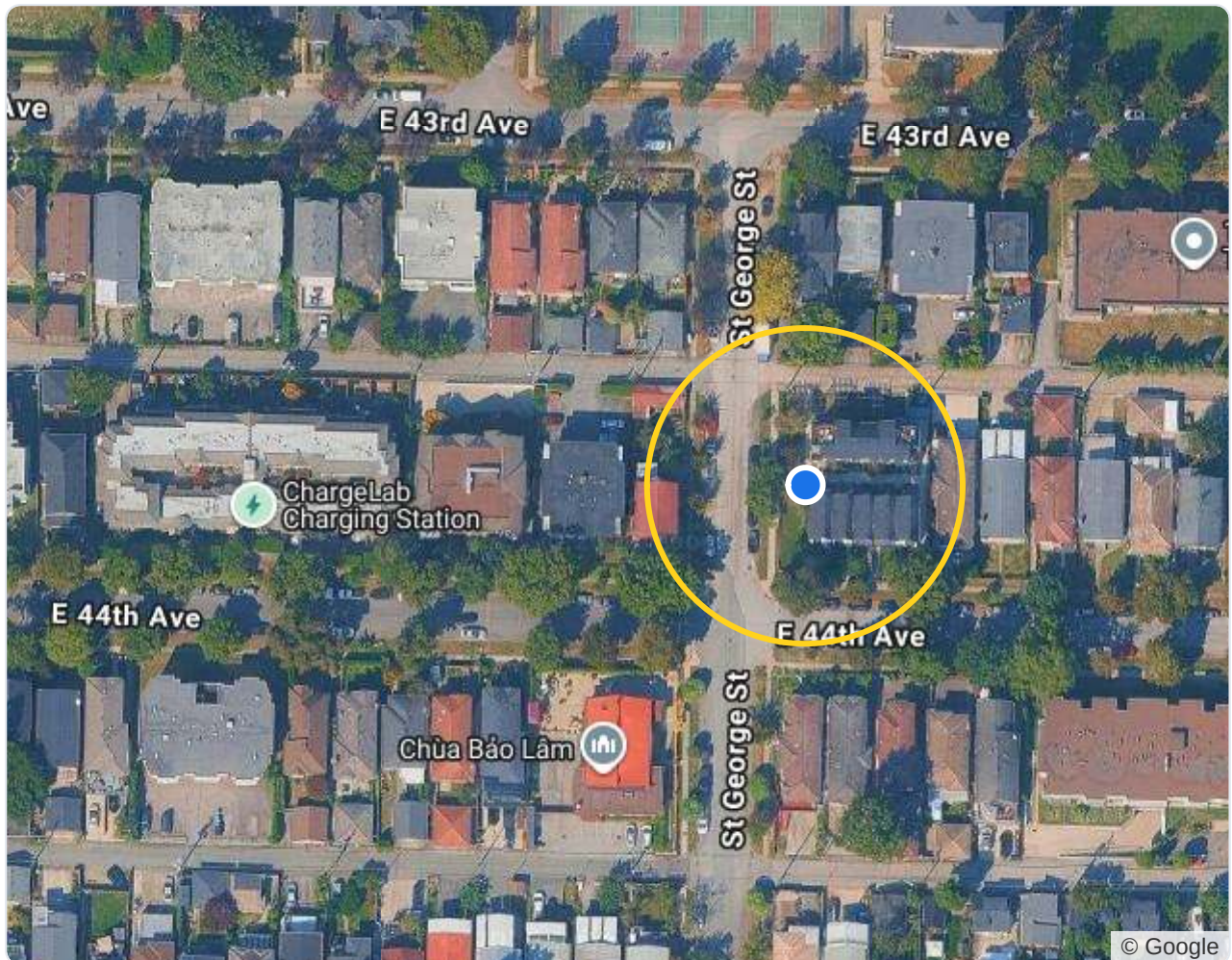
Amenities & Features

- ✓ Bike Storage
- ✓ In Suite Laundry
- ✓ Rooftop Deck

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Other
- ✓ Sewer
- ✓ Water

Location



Les Twarog

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