

BUILDING BROCHURE

GRYPHON NOVA

989 WEST 989 Ave. · Vancouver, BC V6P 4B1 · Marpole





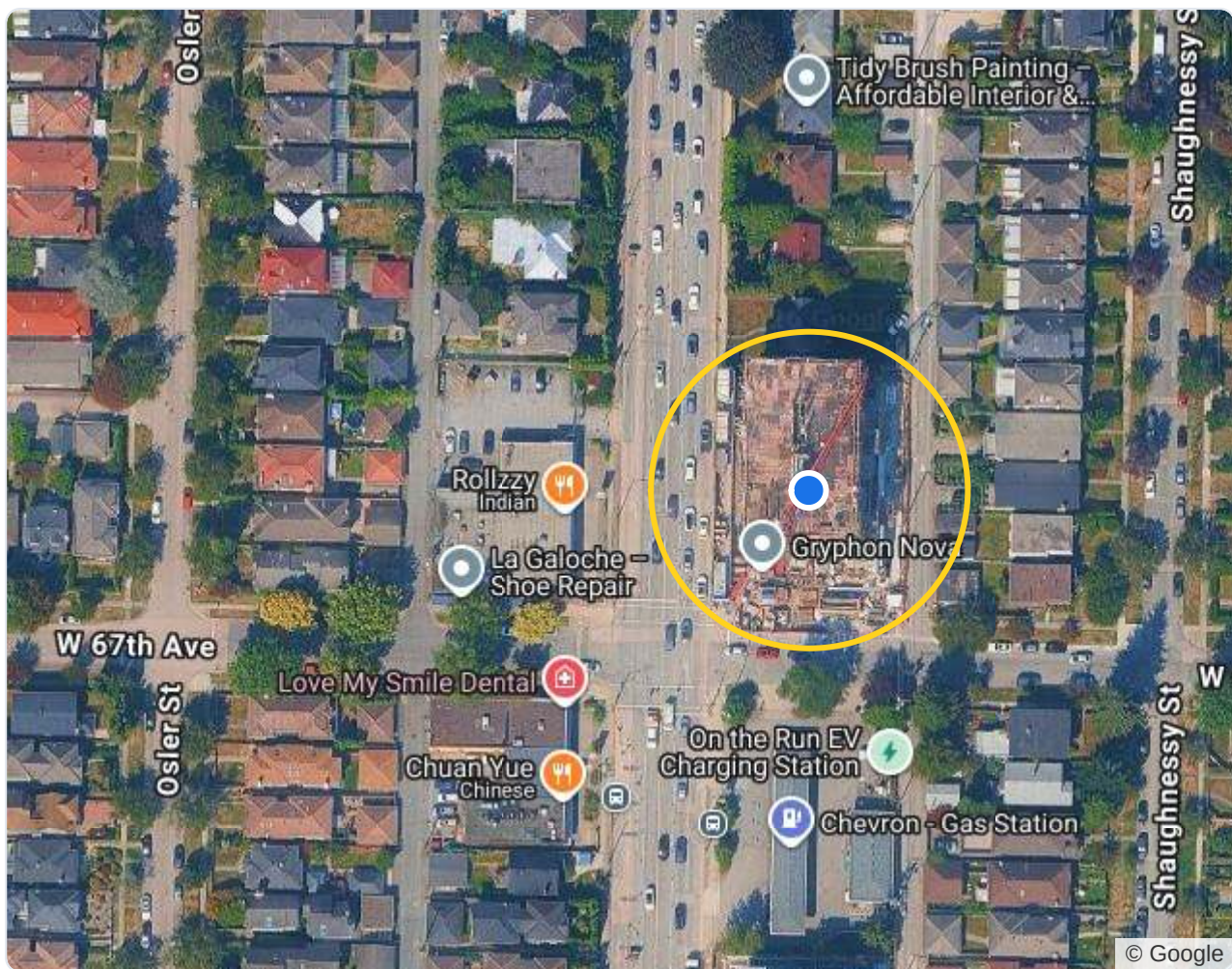


YEAR BUILT 2025	LEVELS 9	SUITES 43	CONSTRUCTION Concrete
DEVELOPER Gryphon Development		ARCHITECT Ibi Group	

Overview

Gryphon Nova - 989 W 67th Ave, Vancouver, BC V6P 4B1, Canada. Gryphon Nova is a new condo and townhouse under development by Gryphon Properties. Comprised of 1-3 bedrooms, 43 elegant condo units, 3 townhomes, 9 stories and has estimated completion on 2024. Centrally located in the South Oak neighborhood of the Vancouver Westside. Features smart concierge system, 100% EV-Ready Parking, 9' high ceiling in most homes, 10' for penthouse/sub-penthouse, Gryphon NEST Technology, Gryphon Royal Curator program, LEEDS Gold Certified building. Enjoy your daily style with the gym, focus room, nova theatre, gathering lounge and barbeque garden. Walking distance to schools, tennis courts, baseball diamond, shopping, restaurants, walking trails and other services.

Location



Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



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