

BUILDING BROCHURE

KENSINGTON PLACE - 1250 12TH BUILDING

1250 WEST 12th Ave. · Vancouver, BC V6H 1M1 · Fairview



1 SOLD · 12 MO
\$630,000–\$630,000

12-MO SOLD TREND
0.8

Unit Mix

1 Bedroom

8 units

738 – 779 sf

from \$450,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$630,000	1 / 1ba	764 sf	\$825	2026-01-28
\$522,000	1 / 1ba	779 sf	\$670	2021-09-10
\$624,900	1 / 1ba	741 sf	\$843	2021-04-06
\$612,000	1 / 1ba	760 sf	\$805	2021-01-25

YEAR BUILT 1977	LEVELS 3	SUITES 17	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS403	MANAGEMENT R Jang & Associates Ltd

Overview

Kensington Place at 1250 West 12th Avenue, Vancouver, BC V6H 1L9 - VAS403. Located in the Fairview area of Vancouver West, near the crossroads of West 12th Avenue and Birch Street. Kensington Place is a low-rise building built in 1977, containing 17 units spread over 3 levels. Features include elevator access, a garden area, shared laundry and storage. Conveniently located close to shopping, parks, entertainment and schools. Just steps to South Granville shops, restaurants and theatre! Nearby schools include Pacific Coast Community College, Vancouver Premier College Of Hotel Management, Eveline Charles Academy Vancouver, International House Vancouver- Modern L, Suki's International Hair Design, International College Of Traditional Chinese Medicine Of Vancouver, Canadian Tourism College and Century High School. Only few blocks to Shaughnessy Park, Choklit Park, Granville Park, Granville Loop Park, Sutcliffe Park, Granville Loop Park and Willow Park. Nearby restaurants and grocery stores include Ten Hachi, Thai Spice Restaurant, Denny's, Vij's Rangoli, Vij's Restaurant, Red Door Pan Asian Grill, Ouest, Caffe Barney, The Ouisi Bistro, Primo's Mexican Grill, Tomokazu Japanese Restaurant, JOEY BROADWAY, Tojo's Restaurant and CRU Restaurant, Canada Safeway Limited, Greens Organic and Natural Market, Safeway, City Square, Canada Safeway Limited, South China Seas, Whole Foods Market, Williams-Sonoma, Choices Market, Save On Foods (Compounding) Pharmacy, Indian Oven Restaurant, Kalamata Greek Taverna and Urban Fare. Truly a great place to live!

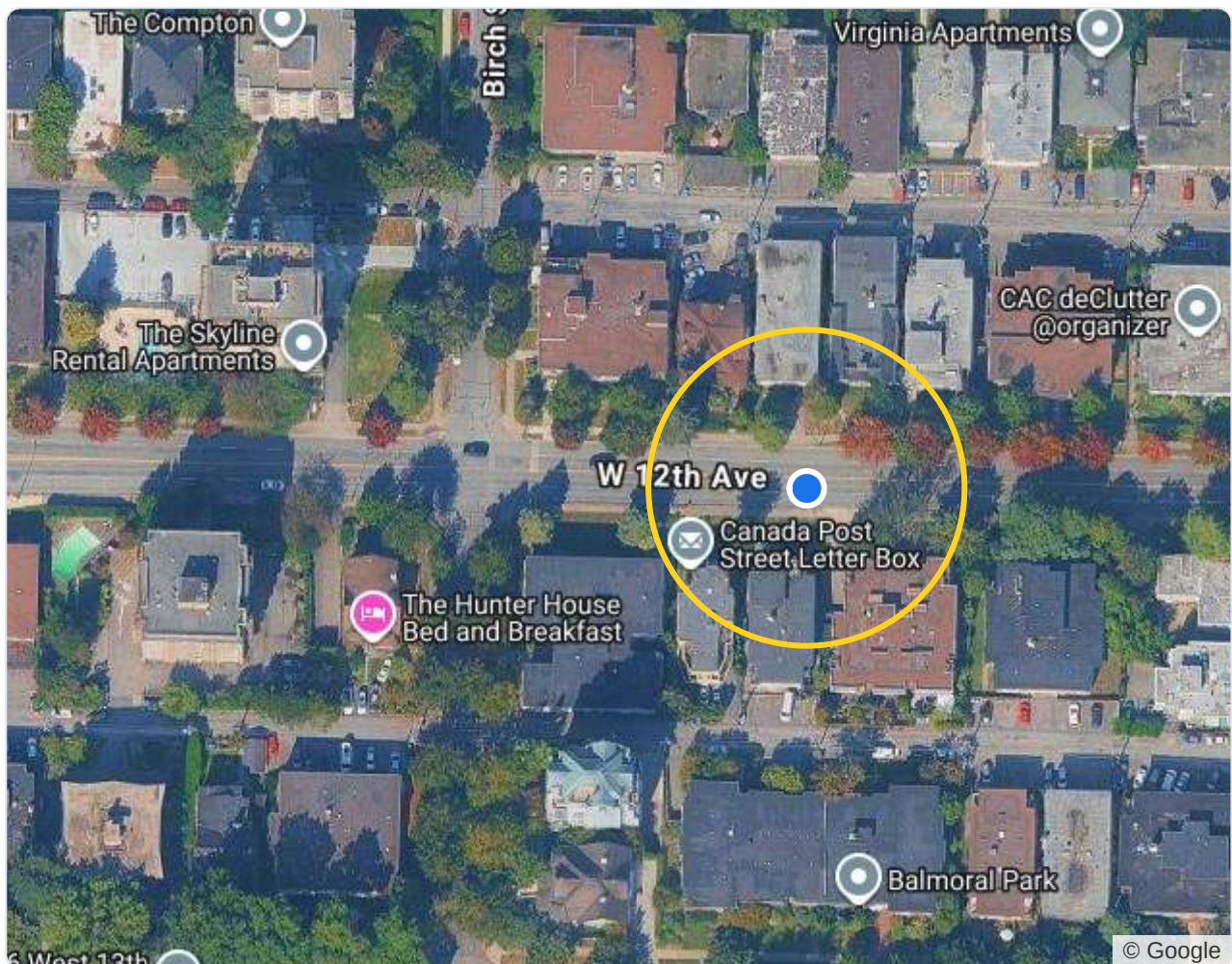
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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