

BUILDING BROCHURE

THE MAGNOLIA - 1234 7TH BUILDING

1234 WEST 7th Ave. · Vancouver, BC V6H 1B6 · Fairview



Scan to view online



Unit Mix

2 Bedroom

2 units

1,010 – 1,424 sf

from \$823,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,180,000	2 / 2ba	1424 sf	\$829	2020-09-19
\$823,000	2 / 2ba	1010 sf	\$815	2020-07-04

YEAR BUILT 1980	LEVELS 3	SUITES 7	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1118	MANAGEMENT Dewdney Place

Overview

The Magnolia at 1234 West 7th Avenue, Vancouver, BC V6H 1B6 - VAS1118. Built in 1980 with 7 units over 3 levels. Located in the Fairview area of Vancouver West, near the crossroads of West 7th Avenue and Alder Street. The Magnolia is a well maintained, low-rise building with features including in-suite laundry, fireplaces, storage and parking. Centrally located, steps to trendy South Granville, Cambie Rise, False Creek, and Downtown. Great location on a beautiful, tree lined street close to Choklit Park/the Granville Island access path. Nearby restaurants include Royal Seoul House, Denny's, Salmonn' Bannock, Tomokazu Japanese Restaurant, Habibi's Co, Tojo's Restaurant, Boston Pizza, A Taste Of Vietnam Restaurant and JOEY BROADWAY. Walking distance to International House Vancouver, BC Public School Employers' Association, College Of Dietitians of British Columbia, Montessori Family School Society and False Creek Elementary School. A short drive to BodaHealth, Prohealth Clinical Research, Elizabeth Bagshaw Women's Clinic, InspireHealth, Genesis Fertility Centre, Vancouver Ultrasound, Higher Source Health & Wellness, Dr. Eyal Lebel - Acupuncture Vancouver and Granville Medical Clinic. Few minutes to Choklit Park, Sutcliffe Park, Granville Loop Park, Sutcliffe Park, Granville Loop Park, Charleson Park and Willow Park.

Amenities & Features

✓ None

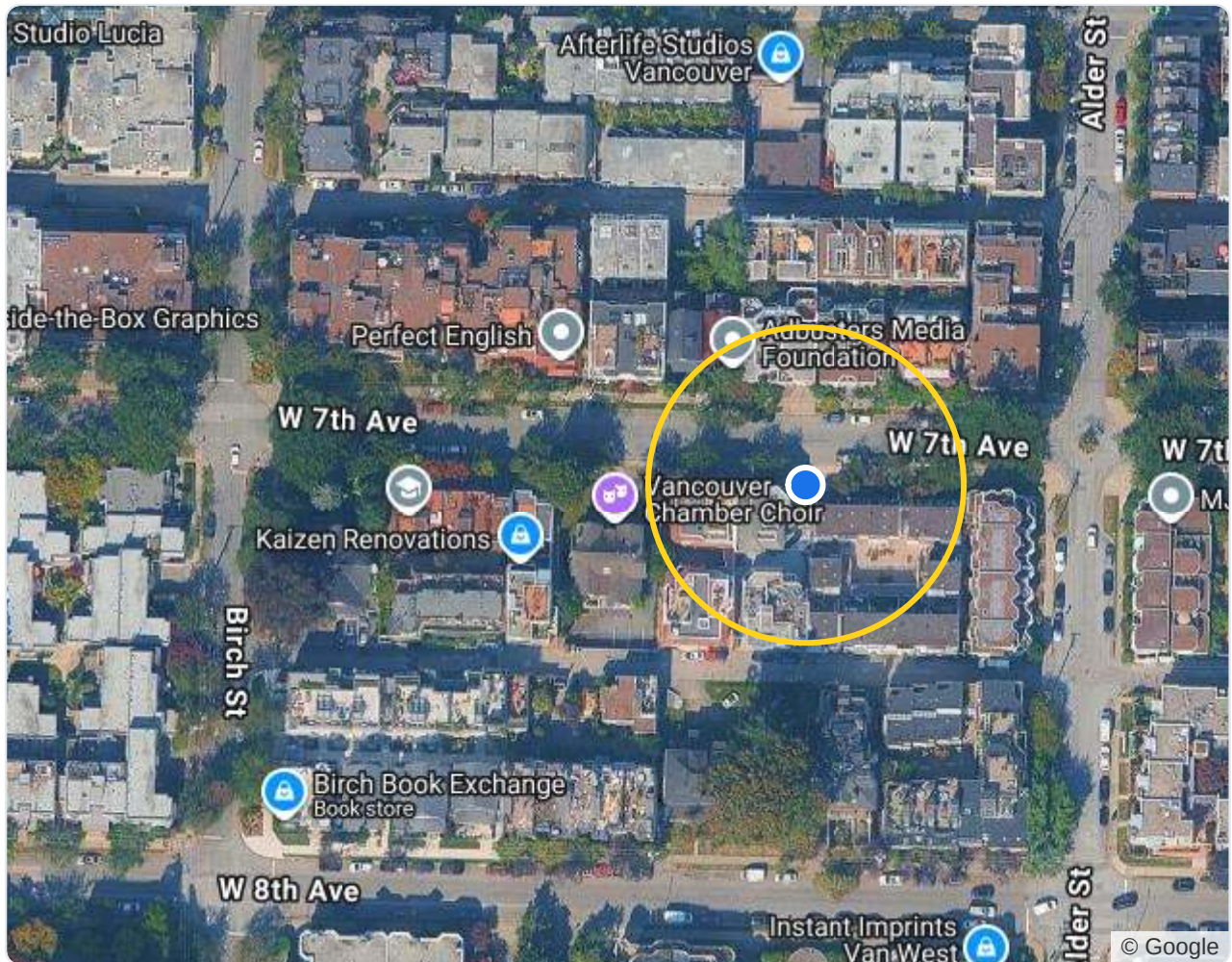
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ 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

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bcondos.net



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