

BUILDING BROCHURE

THE OCEAN'S DOOR

2450 Cornwall Ave. · Vancouver, BC V6K 1B8 · Kitsilano



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3 FOR SALE
FROM \$399,000

1 SOLD · 12 MO
\$520,000–\$520,000



Unit Mix

1 Bedroom

13 units
489 – 676 sf
from \$479,800

2 Bedroom

3 units
917 – 1,109 sf
from \$885,000

For Sale in The Ocean's Door & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,900	1 / 1	494 sf	\$1,113	210 2450 CORNWALL AVENUE
\$479,800	1 / 1	563 sf	\$852	306 2450 CORNWALL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	1 / 1ba	642 sf	\$810	2025-10-22
\$940,000	2 / 2ba	917 sf	\$1,025	2024-11-16
\$649,000	1 / 1ba	661 sf	\$982	2024-11-14
\$549,000	1 / 1ba	489 sf	\$1,123	2024-06-02

Value & Financing

Price Positioning

\$983 /sq ft

Active listings here average **\$983/sf** vs **\$1190/sf** across Kitsilano.

17% below area average

Mortgage Snapshot

\$1,911 /mo

Entry price (from) **\$399,000**

20% down payment **\$79,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT
1973

LEVELS
4

SUITES
41

CONSTRUCTION
Frame - Wood

Overview

2450 Cornwall Ave, Vancouver, BC V6K 1B9, Canada, Strata Plan Number VAS167, 4 levels, 41 units in the development, built in 1973. Amenities and Features include elevator and shared laundry. Maintenance fees include heat, hot wate and management. Closest grocery stores are Kits Market Ltd, Apple Farms Market and Safeway. Walking distance parks include Point Grey Park Site at Trafalgar Street, Point Grey Park Site at Stephens Street and Margaret Pigott Park. Nearby schools include MacSailing at Kltsilano Yacht Club, Stagecoach Theatre Arts and Pacific Rim Montessori Academy.

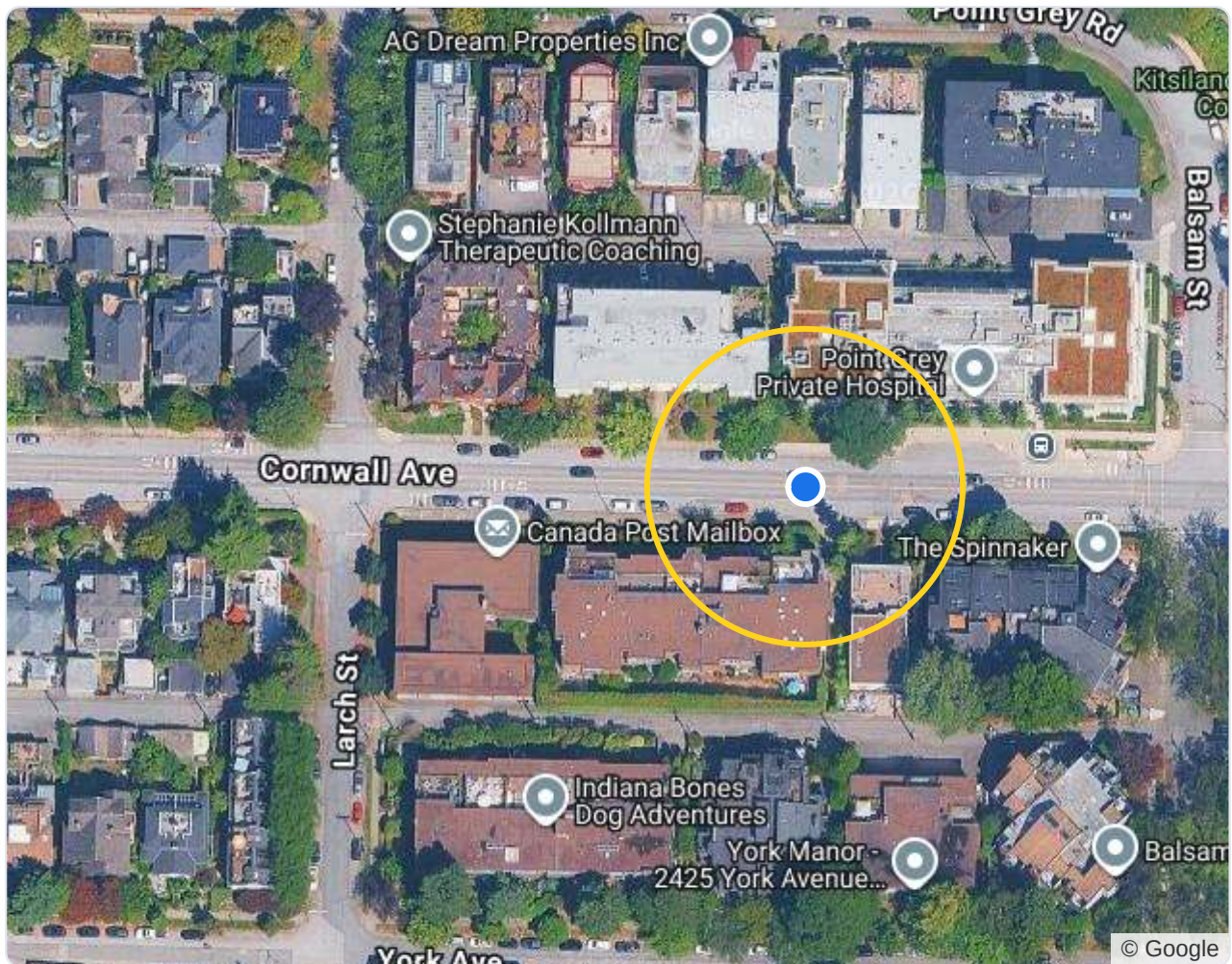
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Heat
- ✓ Hot Water
- ✓ 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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