

BUILDING BROCHURE

VILLA ESMERALDA

1244 WEST 7th Ave. · Vancouver, BC V6H 1B6 · Fairview



Scan to view online



Unit Mix

2 Bedroom

3 units

1,064 – 1,435 sf

from \$1,365,000

3 Bedroom

1 unit

1,411 – 1,411 sf

from \$1,610,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,562,000	2 / 3ba	1400 sf	\$1,116	2022-03-15
\$1,365,000	2 / 2ba	1064 sf	\$1,283	2021-04-28
\$1,699,000	2 / 2ba	1435 sf	\$1,184	2021-04-20
\$1,610,000	3 / 2ba	1411 sf	\$1,141	2021-02-09

YEAR BUILT 1984	SUITES 7	CONSTRUCTION Frame - Wood	EXTERIOR Stucco
TITLE TO LAND Freehold Strata		STRATA PLAN VAS1439	

Overview

Villa Esmeralda at 1244 West 7th Avenue, Vancouver, BC V6H 1B6, Strata Plan Number VAS1439. Located in the Fairview area of Vancouver West, near to the crossroads of West 7th Avenue and Alder Street. A low-rise building, with 7 units over 3 levels, built in 1984. Features include garden area, in-suite laundry and storage.

Villa Esmeralda is situated in an amazing location. Not only is it right on the Off-Broadway Bike Route, but it is just steps to Charleson Park and Sutcliffe Park, with stunning views of False Creek and downtown Vancouver. Only a 5 minute walk to Granville Island and also just a few blocks from the Vancouver General Hospital. Walking distance to coffee shops, restaurants, entertainment and shopping on West Broadway. Access to downtown Vancouver via the Granville Street bridge or the Cambie Street bridge, as well as public transit on West Broadway, West 6th, and the new Olympic Village Skytrain Station. Nearby schools include False Creek Elementary, Montessori Family School, and the Emily Carr University of Art & Design.

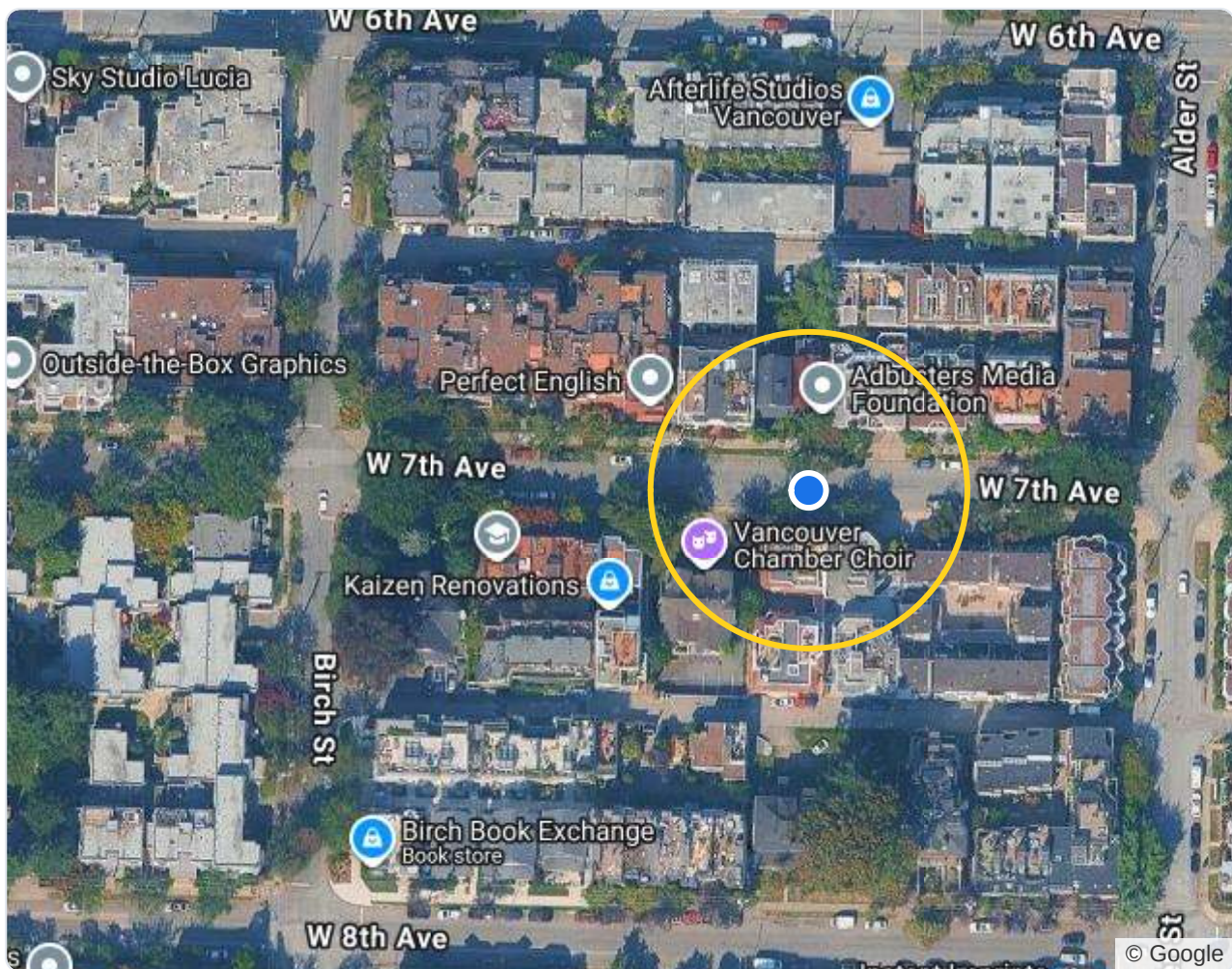
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gardening

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...

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Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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