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404 - 945 McClure St
Vi Fairfield West ~ V8V 3E8

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,278
Bth 4Pce: 1 **Unfin SqFt:** 125
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:**
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, Oven/Range Electric, Range Hood, Refrigerator, Washer
Intr Ftrs: Breakfast Nook, Closet Organizer, Dining/Living Combo, Eating Area, Storage

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	13x11
Bedroom - Primary	Main	16x12
Dining Room	Main	12x12
Ensuite	Main	3-Piece
Entrance	Main	7x5
Kitchen	Main	13x12
Living Room	Main	23x14
Deck (Unfin)	Main	15x5
Deck (Unfin)	Main	9x4

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	0	1,278	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 1039168 **List Price:** \$749,900
Status: Active **Orig Price:** \$749,900
Sub Type: Condo **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$3,763 **Strata Fee:** \$924
2026 Asmt: \$664,000 **Title:** Frhld/Str

Remarks

A condo with all of the features you seek at 945 McClure Street....Top Floor, Steel and Concrete, Southwest Corner and located in Fairfield at the edge of Downtown Victoria! Large floorplan 1278sqft of finished living space featuring two large bedrooms, two south facing balconies, two full bathrooms including a walk-in shower in the ensuite, skylights and a large storage locker to downsize with ease. Extra windows being a corner unit for plenty natural light and city and mountain views. Very well run and updated building with 16 units that features secure underground parking, gas fireplace (included in strata fee), ensuite laundry, bike storage, rooftop deck and recent podium membrane project completed for peace of mind moving forward and great curb appeal. 10 out of 10 Location in Fairfield on a dead end street, walking distance to all downtown Victoria has to offer. Close proximity to Beacon Hill Park, Cook St Village, Inner Harbour and endless entertainment downtown.

Building Information

Built (est): 1987 **Lgl NC Use:** **Frnt Faces:** SW **Bldg Style:** California
Oth Equ: **Bldg Warr:** **Cool:** None
Const Mt: Brick, Steel and Concrete, Stucco **EnerGuide Rtg/Dt:** **Heat:** Baseboard, Electric, Natural Gas
Ext Feat: Balcony/Deck, Fenced, Garden, Low Maintenance Yard, Sprinkler System, Wheelchair Access **Roof:** Asphalt Torch On
Fndn: Poured Concrete
Accss: Accessible Entrance, No Step Entrance

Lot/Strata Information

Lot Size: 1,403sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Prk Type: Guest, On Street, Underground **View:** City, Mountain(s)
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, Gas
Lot Feat: Central Location, Curb & Gutter, Easy Access, Landscaped, Level, Marina Nearby, No Through Road, Recreation Nearby, Service
Complex: 945 McClure Street **Prk Tota:** 1 **Rent Alld?:** Unrestricted: Rentals Permitted
SqFt Balc: 125 **StrLots/Cplx:** 16 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurt
SqFt Pat: **Suites/Bldg:** 16 **Prk Str Lot:** 0 **BBQs Alld?:** No
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Bike Storage, Elevator(s), Roof Deck, Workshop Area **Unit Incl:** Caretaker, Garbage Removal, Gas, Hot Water, Insurance

