



#### NEIGHBORHOOD HIGHLIGHTS

Elementary School

**Simon Fraser Elementary**

High School

**Eric Hamber Secondary**

French Immersion—Secondary

**Kitsilano Secondary**

**WALK SCORE:** 100

**BIKE SCORE:** 84

**TRANSIT SCORE:** 88

## 409-2520 MANITOBA STREET

### 2 BED, 1 BATH, 828 SQ. FT.

This centrally located 2-bedroom plus flex, 828 sq ft condo is located on the new Broadway Subway Line and Close to the Canada Line. Broadway offers an array of amenities, dining options, shopping, and entertainment. North-facing unit in a concrete building with city and mountain views. Pet-friendly for up to 2 pets. Living room has cork floors, kitchen has S/S appliances and granite countertops. 1 parking and 1 storage

**\$850,000**

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC



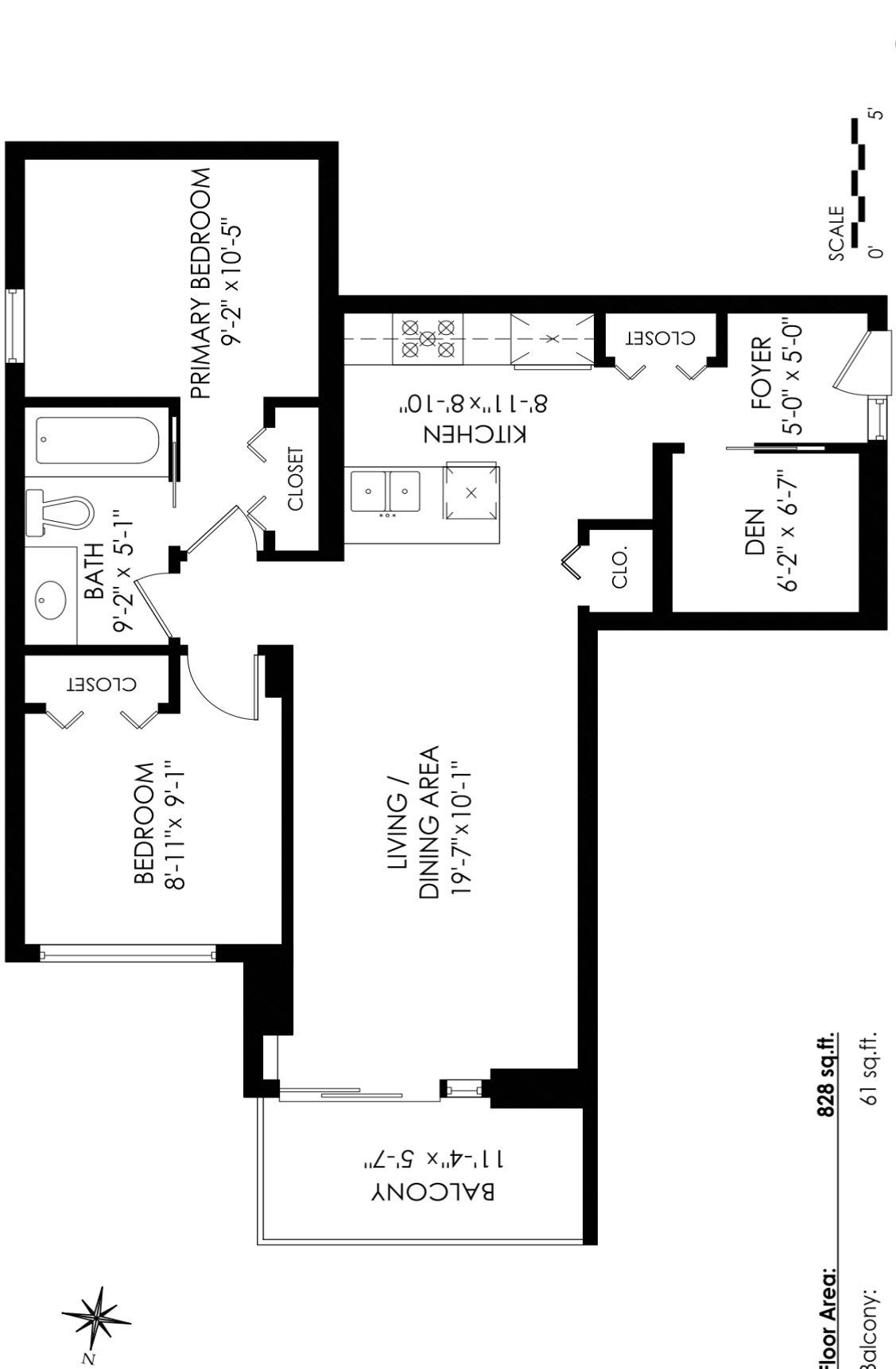
Emma Hamel



# 409-2520 MANITOBA STREET

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)





Floor Area: 828 sq.ft.  
Balcony: 61 sq.ft.  
Ceiling Height: 8'-4"

MEASURED ON: (2023-09-08)  
info@pixlworks.com www.pixlworks.com 604.329.5788  
E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area.  
This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.







Presented by:  
**Keith Roy PREC\***

RE/MAX Select Realty  
Phone: 604-210-2933  
http://www.keithroy.com  
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**Active**  
**R2814889**  
Board: V  
Apartment/Condo

**409 2520 MANITOBA STREET**

Vancouver West  
Mount Pleasant VW  
V5Y 3A6

Residential Attached

**\$850,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>16</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,491.50</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>027-043-371</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Gorgeous City/Mountain Views</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>THE VUE</b>		
First Nation Reserv...		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Other, Tile**

Legal: **STRATA LOT 39, PLAN BCS2308, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>828</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>50</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Stores in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>604 Real Estate Services Inc</b>	Mgmt. Co's #: <b>604-689-0909</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$377.13</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management</b>		
Finished Floor (Total): <b>828 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>828 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5' x 5'			x	1	Main	4	No
Main	Den	6'2 x 6'7			x	2			
Main	Kitchen	8'11 x 8'10			x	3			
Main	Living Room	19'7 x 10'1			x	4			
Main	Primary Bedroom	9'2 x 10'5			x	5			
Main	Bedroom	8'11 x 9'1			x	6			
		x			x	7			
		x			x	8			

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