

#206 - 2490 West 2nd Avenue, Vancouver

\$664,900



Kitsilano Living at its Finest. Experience the ultimate West Side lifestyle on a quiet, tree-lined street North of 4th. This bright corner-unit one-bedroom offers a perfectly efficient floor plan, featuring distinct living and dining areas, a cozy gas fireplace, and a private balcony. The spacious primary bedroom boasts exceptional storage with both a standard and a walk-in closet. Thoughtfully updated over the years with modern flooring, newer appliances, and custom window shutters, this home is move-in ready. Situated in a proactive, well-maintained building that features a new roof (2013), re-piping (2020), and a convenient guest suite for your visitors. Steps from Kits Beach and the vibrant shops and dining of West 4th Avenue—this is the one you’ve been waiting for!

KEY INFORMATION

ADDRESS: #206 - 2490 West 2nd Ave., Vancouver

PRICE: \$664,900

AREA: Kitsilano

TYPE: 1 Bedroom + 1 Bath

SQ FT: 618 SF*

YEAR BUILT: 2018

TAX: \$ 2,011.28(2025)

STRATA FEES: \$461.66

FEATURES

VIEWS: Tree Lined Street

PARKING: 1 (23)

PETS: 1 Pet

ELEMENTARY: Henry Hudson Elementary

HIGH SCHOOL: Kitsilano Secondary

* Strata Plan shows 615 SF



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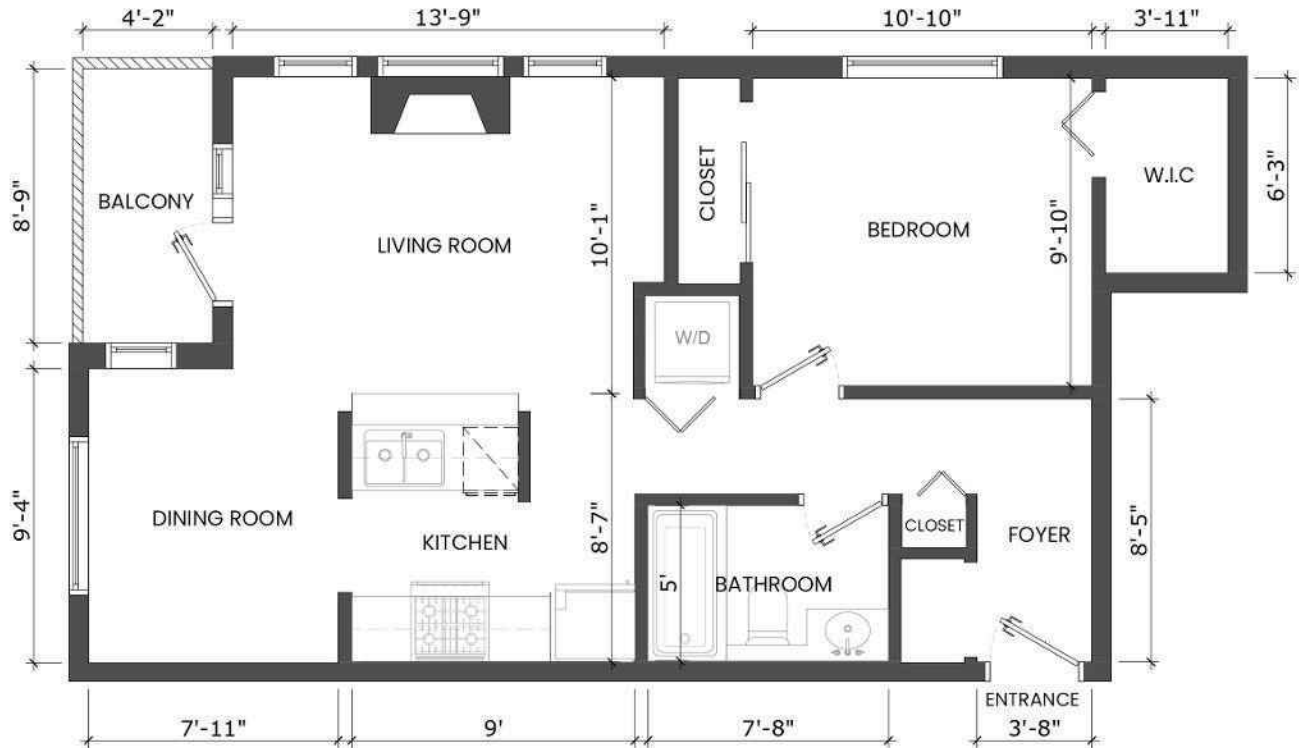
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206-2490 WEST 2ND, VANCOUVER, BC

MAIN FLOOR TOTAL: 618 SQ.FT.*

BALCONY: 36 SQ. FT.

* Strata Plan Shows 615 SQ.FT.



MAIN FLOOR PLAN



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

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Presented by:
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Active
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Board: V
Apartment/Condo

206 2490 W 2ND AVENUE

Vancouver West
Kitsilano
V6K 1J6

Residential Attached

\$664,900 (LP)

(SP)



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:

If new,GST/HST inc?:
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**

Original Price: **\$664,900**
Approx. Year Built: **1997**
Age: **29**
Zoning: **RM-4**
Gross Taxes: **\$2,011.28**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour:

P.I.D.: **023-788-437**

View: **Yes :Tree Lined Streets**

Complex / Subdiv: **Trinity Place**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **STRATA LOT 14 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2833 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): **618**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **618 sq. ft.**
Unfinished Floor: **0**

Grand Total: **618 sq. ft.**

Suite:
Basement:**None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Korecki**
Maint Fee: **\$461.66**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **30** Locker:
Stores in Building: **4**
Mgmt. Co's #: **604-233-7772**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats:**Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 8'7			x	1	Main	4	No
Main	Living Room	13'9 x 10'1			x	2			
Main	Dining Room	9'4 x 7'11			x	3			
Main	Primary Bedroom	10'10 x 9'10			x	4			
Main	Walk-In Closet	6'3 x 3'11			x	5			
Main	Patio	8'9 x 4'2			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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