

FOR SALE



CLOVER
RESIDENTIAL

THE
FOLIO
GROUP

PRESENTS

310-2647 Graham St



\$385,000

Listed by: Ole Schmidt, Hannah Hayworth & William Johnson

Neighbourhood: Hillside/Victoria

Bedrooms: 1

Bathrooms: 1

Living Area: 602 Sq.Ft.

Year Built: 1991

Taxes: \$1,959 (Tax Year: 2024)

Strata Fee: \$415

MLS: 1007017

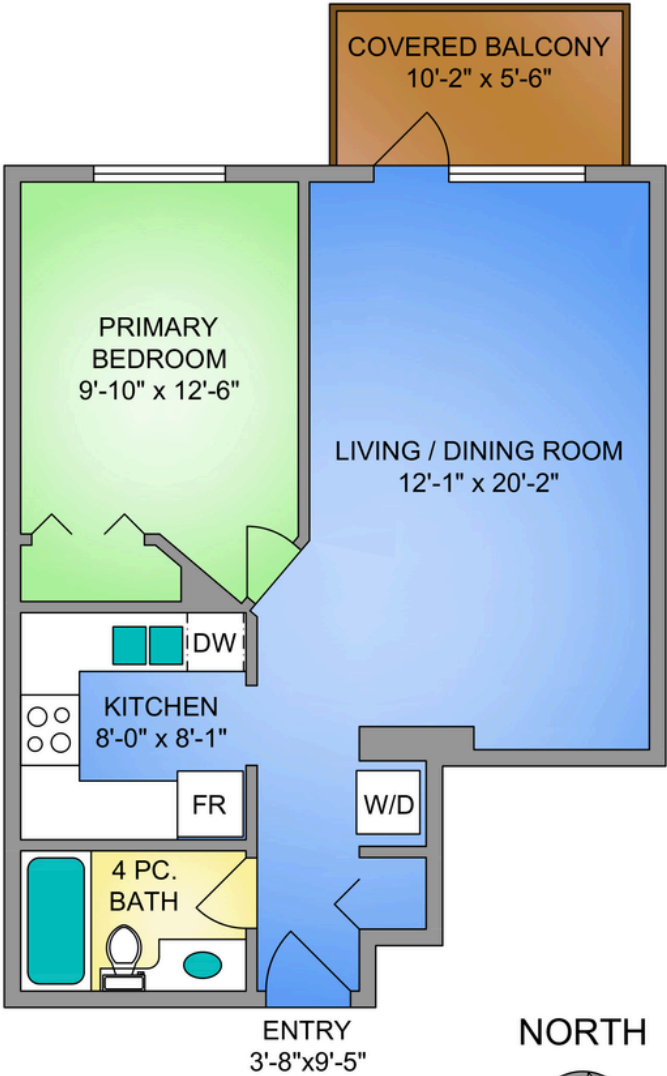
310-2647 Graham St

Welcome to The Sovereign—where lifestyle meets location! This 1-bedroom, 1-bath condo features newer carpets (March 2022), a bright west-facing outlook, and a spacious 602 sq ft layout with a full appliance package—including a dishwasher and insuite laundry. You'll appreciate the generous bedroom and additional outdoor space on the balcony.

Tucked away on a quiet residential street near parks, shopping, transit, and bike lanes, this well-managed and pet friendly building also offers secure underground parking and a separate storage locker.

Just steps to Quadra Village and a quick bike or walk into Downtown Victoria, this is a fantastic opportunity in a highly convenient Hillside location!

UNIT 310 - 2647 GRAHAM STREET
602 SQ. FT.
8'-0" CEILING HEIGHT

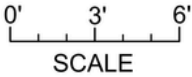


CLOVER
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250-884-9753
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www.propermeasure.com

NORTH



| UNIT 310 - 2647 GRAHAM STREET | | |
|--------------------------------------------------------------|----------------|---------|
| MARCH 24, 2025 | | |
| PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL | | |
| PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. | | |
| FLOOR | AREA (SQ. FT.) | |
| | FINISHED | BALCONY |
| THIRD | 602 | 56 |



GET TO KNOW US



Ole Schmidt
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CO-OWNER

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