

FOR SALE



CLOVER
RESIDENTIAL



PRESENTS

104-1166 Rockland Ave



DISCOVER

Downtown



Situated along Victoria's picturesque Inner Harbour, Downtown is a vibrant neighbourhood ideal for shopping, dining, and leisurely spending your day and night. Bike or walk, you're always near the waterfront as well as neighbouring urban villages.



\$549,000

Listed by: Ole Schmidt & Michelle Matheson

Neighbourhood: Downtown

Bedrooms: 1

Bathrooms: 1

Living Area: 901 Sq.Ft. (Strata Plan)

Year Built: 1982

Taxes: \$2,431 (Tax Year: 2025)

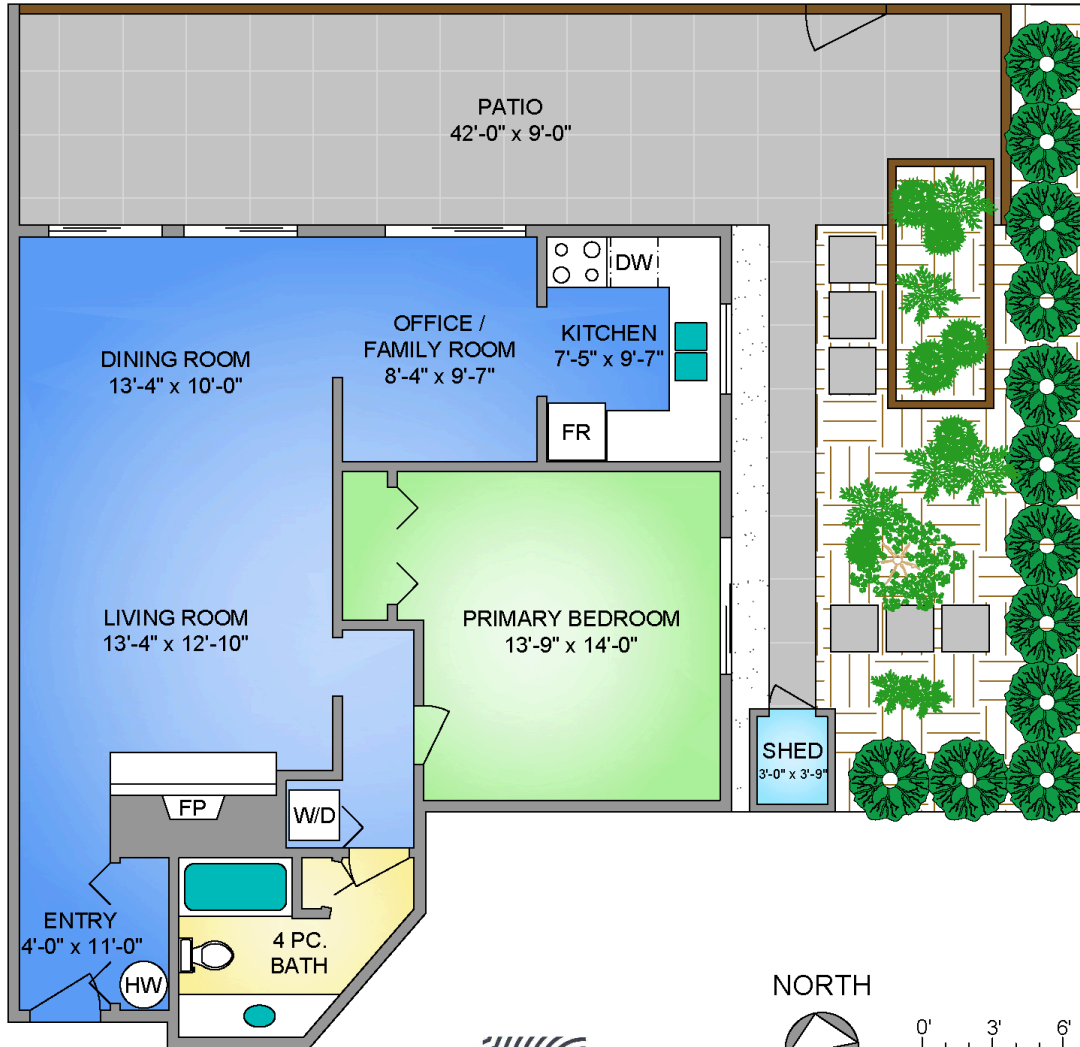
Strata Fee: \$553.07

MLS: 1025068

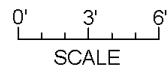
104-1166 Rockland Ave

A rare offering on the edge of downtown and Rockland, this spacious one-bedroom home blends elegant living with exceptional indoor and outdoor entertaining. The well-designed layout easily accommodates large dinner parties, with an entertainment-sized living and dining area anchored by a striking floor-to-ceiling wood-burning fireplace. The bedroom is notably generous in size, comfortably fitting a king-sized bed with room to spare for dressers, a reading chair etc - an increasingly rare feature in one-bedroom homes. A versatile flex space off the bright kitchen offers room for a home office or the opportunity to extend the kitchen if desired. Three sets of sliding doors open to an expansive, private patio that is ideal for outdoor dining, lounging, and gardening, complete with garden boxes and a dedicated garden shed for tools and storage. The patio enjoys an east-facing exposure, offering gentle morning sun - perfect for coffee, gardening, and early-day light. A standout feature for buyers seeking meaningful outdoor space and a small garden plot. Quietly positioned away from Rockland Ave, and conveniently close to Fort Street shopping, Cook Street Village, downtown, the waterfront, and nearby cycling routes. Enjoy the benefits of a proactive strata community. In-suite laundry, separate storage, and secure parking complete this exceptional offering.

UNIT 104 - 1166 ROCKLAND AVENUE
902 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



250-884-9753
 matt@propermeasure.com
 www.propermeasure.com



UNIT 104 - 1166 ROCKLAND AVENUE MARCH 23, 2026		
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	PATIO
FIRST	902	363



GET TO KNOW US



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THE
FOLIO GROUP



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