

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

4 - 1137 Meares St



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.



\$999,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Downtown

Bedrooms: 2 + den

Bathrooms: 3

Living Area: 1,465 Sq.Ft. (Strata Plan)

Year Built: 2008

Taxes: \$5,833 (Tax Year: 2026)

Strata Fee: \$363.73

MLS: 103967

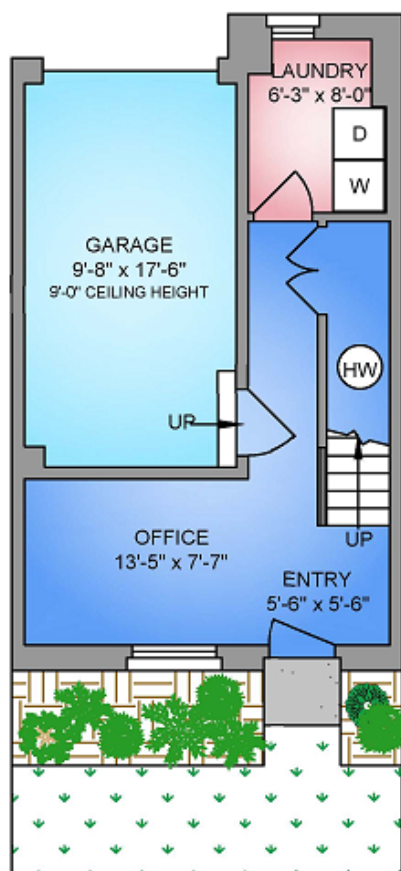
#4 - 1137 Meares St

Tucked away on the edge of Downtown Victoria, this townhome offers 3 full levels of interior living plus a private rooftop level dedicated to outdoor entertaining, creating a sense of space and separation seldom found in an urban setting. Set just off the Upper Fort district and bordering Fairfield and Rockland, the location is quietly residential, framed by mature trees, while remaining moments from cafés, shops, and daily amenities. Inside, the layout unfolds thoughtfully across multiple levels, with 2 bedrooms and 3 bathrooms providing flexibility for everyday living, hosting, and working from home. The entry level includes a garage and office or flex space, while the main living floor connects the kitchen, dining area, and an additional balcony for casual outdoor use. The second bedroom is a standout, featuring soaring ceilings that add volume and architectural interest. Above it all, the rooftop patio offers generous space for barbecuing, gathering with friends, or unwinding outdoors in a private, elevated setting. Connect easily by foot or bike to some of Victoria's most loved destinations - Cook Street Village, Beacon Hill Park, Dallas Road Waterfront.

FIRST FLOOR

300 SQ. FT.

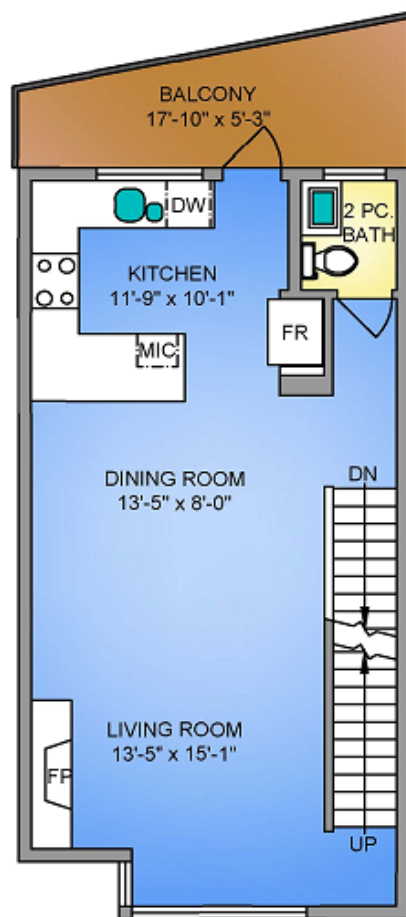
8' CEILING HEIGHT



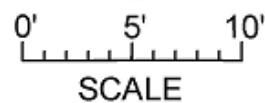
SECOND FLOOR

574 SQ. FT.

9' CEILING HEIGHT



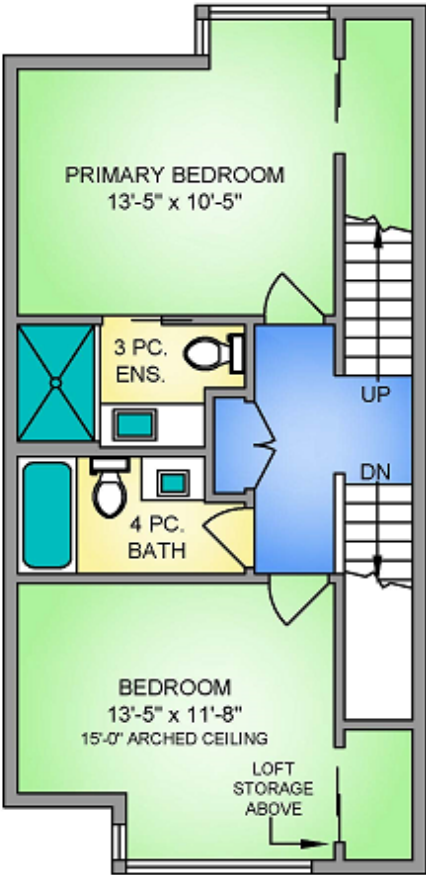
NORTH



FLOOR PLANS

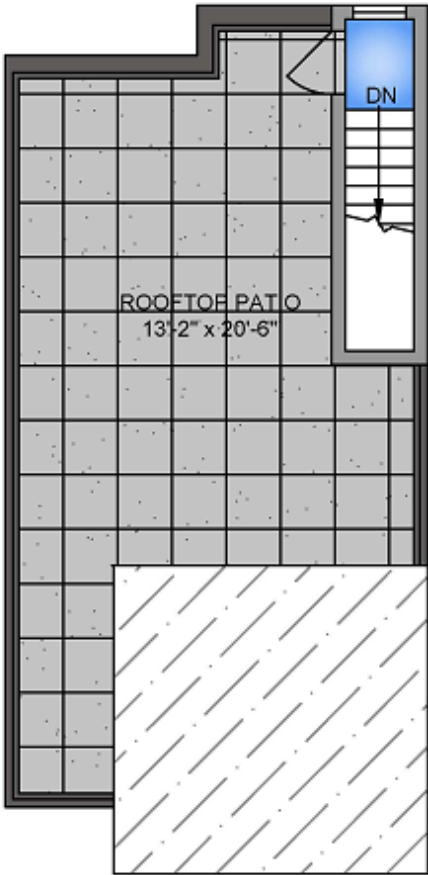
THIRD FLOOR

596 SQ. FT.
8' CEILING HEIGHT



FOURTH FLOOR

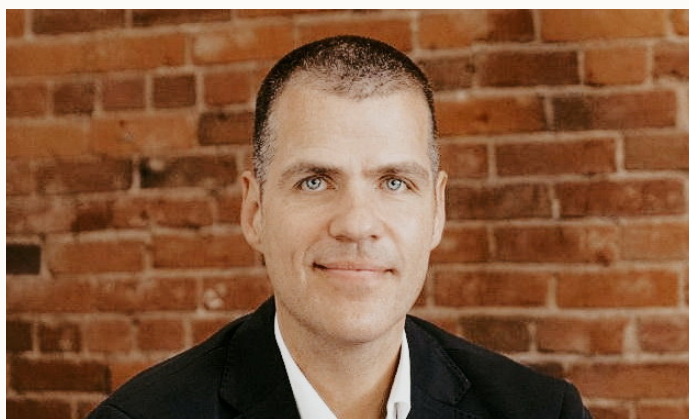
31 SQ. FT.
8' CEILING HEIGHT



UNIT 4 - 1137 MEARES STREET			
MARCH 23 , 2023			
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
FIRST	300	192	-
SECOND	574	-	92
THIRD	596	-	-
FOURTH	31	-	348
TOTAL	1501	192	440



GET TO KNOW US



Ole Schmidt
**MANAGING BROKER,
CO-OWNER**



Michelle Matheson
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SALES TEAM**

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