

# \$450,000 - 104 1039 Caledonia Ave, Victoria

MLS® #1012455

**\$450,000**

2 Bedroom, 1.00 Bathroom, 972 sqft

Single Family on 0.02 Acres

The Highlander, Victoria, British Columbia

Spacious, Updated and Bright! Don't miss this South Facing 2-Bedroom (above ground) Corner unit Condo with a sun-drenched walk-out patio. Inside, you will find new laminate flooring, an updated 4-pc bathroom, spacious kitchen with stainless steel appliances & new counter-tops, 2 large bedrooms, and fresh paint throughout. Also, the large living room features a cozy gas fireplace, and a sliding glass door to the SW facing walk-out patio. And don't miss the large laundry room with newer washer, dryer and hot water tank. The location is fantastic, as you will find yourself in the heart of the downtown core, where entertainment & amenities are at your doorstep! Royal Athletic Park is across the street, Save-On-Foods Memorial Centre is 1 block east, and around the corner on Cook street find an abundance of restaurants and cafes. This condo is situated on the quiet side of this 12 unit well maintained building. The unit comes complete with in-suite laundry, secure parking, separate storage. (id:6289)

Built in 1990

## Essential Information

Listing #	1012455
Price	\$450,000
Bedrooms	2
Bathrooms	1.00



Square Footage	972
Acres	0.02
Year Built	1990
Type	Single Family
Sub-Type	Strata
Style	Character

### Community Information

Address	104 1039 Caledonia Ave
Subdivision	The Highlander
City	Victoria
Province	British Columbia
Postal Code	V8T1E7

### Amenities

Features	Central location, Southern exposure, Other, Rectangular
Parking Spaces	1

### Interior

Heating	Electric, Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

### Additional Information

Zoning	Multi-Family
--------	--------------

### Listing Details

Listing Office	Oakwyn Realty Ltd.
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 1:46am MDT