

# \$839,900 - 370 Vienna Pl, Nanaimo

MLS® #1015537

**\$839,900**

3 Bedroom, 3.00 Bathroom, 1,923 sqft

Single Family on 0.13 Acres

University District, Nanaimo, British Columbia

Welcome to 370 Vienna Place, a rare opportunity to own a nearly new home in Nanaimo's desirable University District. Built in 2022, this 1,923 sq ft residence blends modern comfort with practical design and natural surroundings, making it perfect for families, professionals, or downsizers seeking both convenience and style. Nestled on a quiet six-home cul-de-sac, the elevated lot provides privacy, abundant light, and a sense of connection to nature. The rare main-level entry leads into a bright open-concept layout where kitchen, dining, and living flow seamlessly together. The contemporary kitchen offers ample workspace and storage, while the living area is centered by a cozy gas fireplace. Comfort comes easy with a heat pump plus air conditioning, and main-floor laundry adds everyday convenience. Upstairs, a spacious loft offers valuable flexibility—whether as a home office, media space, or creative area. Three bedrooms and three bathrooms are well appointed with modern finishes, offering style and versatility for every household. Step outside to your own private oasis backing directly onto protected green space and a creekside trail network, with no rear neighbours and views of Mt. Benson. The west-facing covered patio and deck create the ideal setting for morning coffee, family BBQs, and evening sunsets. Practical features include an attached garage plus parking for three vehicles, closet organizers, and a low-maintenance yard. The location is exceptional—walking distance to



Vancouver Island University, Park Avenue Elementary, and John Barsby High School, with downtown dining, local markets, marinas, and recreation only minutes away. 370 Vienna Place is more than a home—it's modern living, natural beauty, and everyday convenience combined into one exceptional package. (id:6289)

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 1015537       |
| Price          | \$839,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Square Footage | 1,923         |
| Acres          | 0.13          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 370 Vienna Pl       |
| Subdivision | University District |
| City        | Nanaimo             |
| Province    | British Columbia    |
| Postal Code | V9R0K6              |

**Amenities**

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Central location, Cul-de-sac, Park setting, Private setting, Irregular lot size, See remarks, Partially cleared, Other, Marine Oriented |
| Parking Spaces | 3                                                                                                                                       |
| View           | Mountain view, River view, View                                                                                                         |

**Interior**

|           |                                   |
|-----------|-----------------------------------|
| Heating   | Natural gas Forced air, Heat Pump |
| Cooling   | Air Conditioned                   |
| Fireplace | Yes                               |

# of Fireplaces      1

## Additional Information

Zoning                  Residential

## Listing Details

Listing Office          Royal LePage Nanaimo Realty (NanIsHwyN)



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 20th, 2025 at 4:16pm MDT