Style, Space & Active Lifestyle
304-4040 Borden Street
Victoria, BC

VICTORIA PROS
REAL ESTATE TEAM
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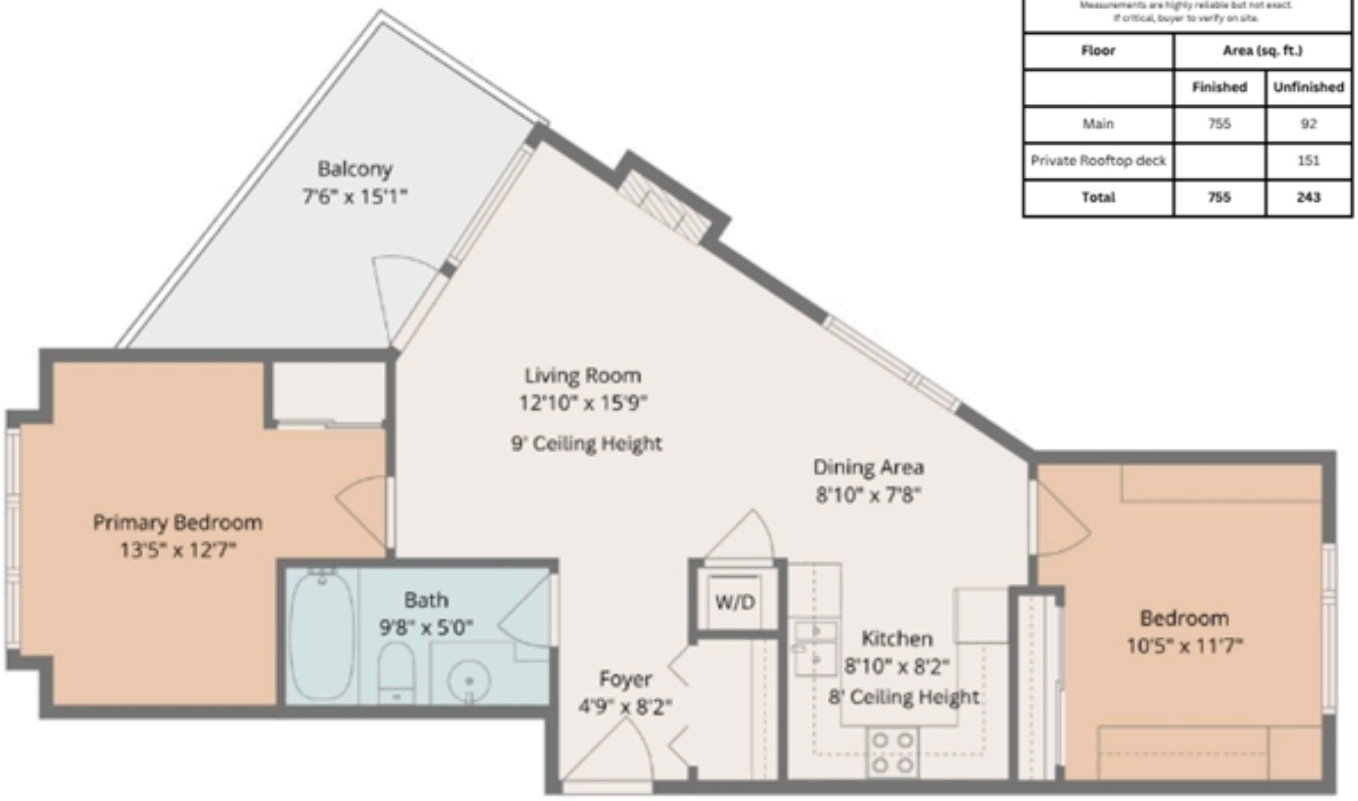
THEAGENCY

304-4040 Borden St

Measurements are highly reliable but not exact. If critical, buyer to verify on site.

Floor	Area (sq. ft.)	
	Finished	Unfinished
Main	755	92
Private Rooftop deck		151
Total	**755**	**243**



Measurements & square footage are from Bancks Real Estate Media & are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.

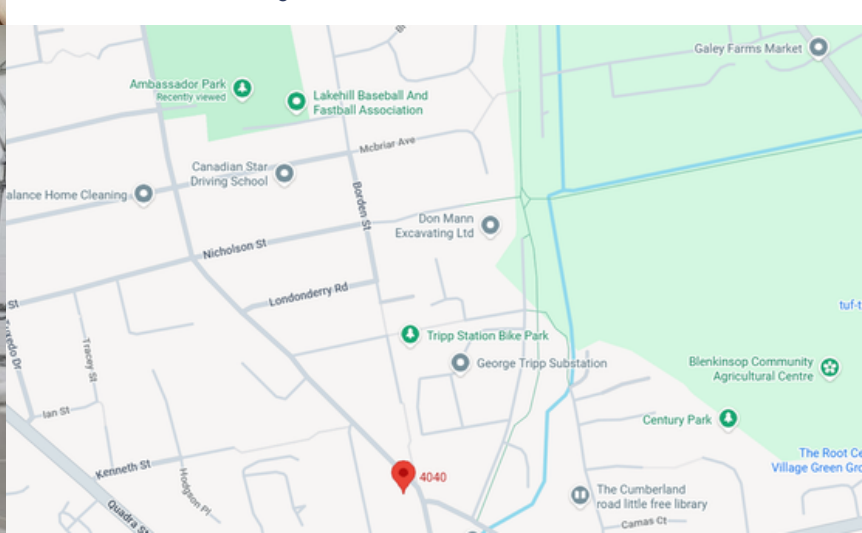
304 - 4040 Borden Street, Victoria

This light-filled top-floor corner unit offers a rare combination of style, space, and unbeatable location — complete with 2 EV-ready underground parking spaces and a storage locker. The thoughtful layout includes a fireplace in the living room, a modern kitchen with quartz countertops and Bosch appliances, a generous balcony off the living room, and an expansive private rooftop deck.

The location is ideal for an active lifestyle; live right on the Lochside Trail and near the Swan Lake Nature Reserve. Walk to beautiful parks and green spaces including, Blenkinsop Lake and Mount Doug. The additional conveniences are just steps away with shopping at Saanich Centre, a neighbourhood pub, all major bus routes, and UVic is a 10-minute drive.

The Details

Type: Condo
Configuration: 1 level + private rooftop deck
Year Built: 2012
Bedrooms: 2
Bathrooms: 1
Finished area: 755 sq ft
Balcony: 92 sq ft
Roof-top deck: 151 sq ft
Fireplace: electric
Heating: electric
Parking: 2 gated underground, EV-ready
Pets: Yes (see bylaws)



Audra Poole
Licensed Realtor

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Audra Poole **250.590.8157** | Robert Peterson **250.896.3463**
Experts@VictoriaRealEstatePros.com

Robert Peterson
J.D., B.C.L.