

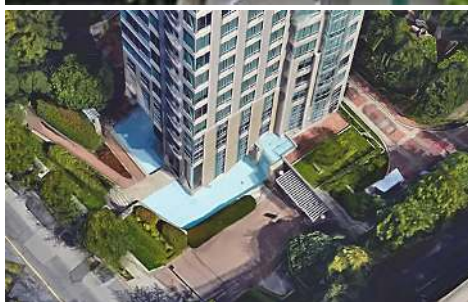
BUILDING BROCHURE

ALVAR

1005 Beach Ave. · Vancouver, BC V6E 3W2 · West End



Scan to view online



2 FOR SALE
FROM \$1,199,900

5 SOLD · 12 MO
\$750,000–\$1,025,000



Unit Mix

1 Bedroom

13 units
715 – 778 sf
from \$716,000

2 Bedroom

18 units
835 – 1,562 sf
from \$967,000

For Sale in Alvar & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,458,000	2 / 2	1060 sf	\$1,375	1202 1005 BEACH AVENUE
\$1,199,900	2 / 2	1010 sf	\$1,188	2003 1005 BEACH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,025,000	2 / 2ba	872 sf	\$1,175	2026-06-25
\$750,000	1 / 1ba	778 sf	\$964	2026-04-08
\$801,000	1 / 1ba	778 sf	\$1,030	2026-03-11
\$967,000	2 / 2ba	850 sf	\$1,138	2025-12-31

Value & Financing

Price Positioning

\$1282 /sq ft

Active listings here average \$1282/sf vs \$1203/sf across West End.

7% above area average

Mortgage Snapshot

\$5,747 /mo

Entry price (from) **\$1,199,900**

20% down payment **\$239,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT
2004

LEVELS
29

SUITES
106

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS856	DEVELOPER Concert Properties Ltd.
ARCHITECT Lawrence Doyle Yonge + Wright Architects		MANAGEMENT `quay Pacific	

Overview

Alvar at 1005 Beach Avenue, Vancouver, BC V6E 3W2, strata plan BCS856. Built in 2004 with 106 units over 28 levels. Located in the West End area of Vancouver West, at the crossroads Beach Avenue and Thurlow Street. Building features include an exercise centre, elevator, clubhouse, air conditioning, in-suite laundry and swirlpool. Situated just steps from the sea wall, downtown, Yaletown, Granville Island and some of the City's finest dining. Alvar is just a few blocks to Apple Wellness Clinic, Vancouver Paramedic Service, Thai Yoga in the Raw, Bloom Community Midwives, Acupuncture, Ambulatory Surgical Centre Vancouver BC, Caldwell Clinic, Downtown Infectious Diseases Clinic and Cheong Holistic Medicine. Short walk to Sunset Beach Park, May & Lorne Brown Park, Vanier Park, Nelson Park, George Wainborn Park and Emery Barnes Park. Near to Sushi Osaka, Marmalade Kitchen & Bar, Il Giardino, Panz Veggie Vegetarian Vegan Restaurant, Takis Taverna, Samurai Japanese Restaurant Inc, Stepho's Souvlaki Greek Taverna, La Brasserie and Kadoya Japanese Restaurant. Just minutes drive away Chic Hospitality Consulting Services, Universal Mixed Martial Arts, Rhodes Wellness College, VanWest College, Vancouver, Sugarrays Boxing Fitness and Pattison High School.

Amenities & Features

- ✓ Air Cond./central
- ✓ Exercise Centre
- ✓ Swirlpool/hot Tub
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — West End

The West End is located in the most densely populated, intensively active portion of the Lower Mainland. It shares the peninsula with the Downtown, Central Business District and Stanley Park. Until the turn of the century, the West End was only sparsely settled, due to its distance from the old Granville Townsite (Gastown). The West End is home to a mixed population, old and young, of Canadians, immigrants and international transient residents. Close to 45,000 people of all a...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · [bccondos.net](https://www.bccondos.net)



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