

BUILDING BROCHURE

PATINA

1028 Barclay St. · Vancouver, BC V6E 0B1 · West End



Scan to view online



5 FOR SALE
FROM \$585,000

12 SOLD · 12 MO
\$620,000–\$1,639,000


12-MO SOLD TREND
0.4

Unit Mix

Studio 7 units 558 – 578 sf from \$540,000	1 Bedroom 28 units 578 – 795 sf from \$598,000	2 Bedroom 41 units 793 – 1,819 sf from \$798,000
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For Sale in Patina & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	2 / 2	1113 sf	\$1,077	908 1028 BARCLAY STREET
\$1,150,000	2 / 2	1057 sf	\$1,088	1902 1028 BARCLAY STREET
\$798,000	1 / 1	671 sf	\$1,189	709 1028 BARCLAY STREET
\$738,000	1 / 1	668 sf	\$1,105	2301 1028 BARCLAY STREET
\$585,000	— / 1	577 sf	\$1,014	603 1028 BARCLAY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,330,000	2 / 2ba	1060 sf	\$1,255	2026-07-15
\$1,040,000	2 / 2ba	1029 sf	\$1,011	2026-07-10
\$1,457,500	2 / 2ba	1324 sf	\$1,101	2026-06-12
\$1,235,000	2 / 2ba	1152 sf	\$1,072	2026-05-08

Value & Financing

Price Positioning

\$1095 /sq ft

Active listings here average **\$1095/sf** vs **\$1182/sf** across West End.

7% below area average

Mortgage Snapshot

\$2,802 /mo

Entry price (from)	\$585,000
20% down payment	\$117,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2011	LEVELS 42	SUITES 256	CONSTRUCTION Concrete
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EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4016	DEVELOPER Concert Properties Ltd.
MANAGEMENT Tribe Management Inc.			

Overview

Patina - 1028 Barclay Street, Vancouver, BC V6E 0B1, BCS4016 Situated adjacent to the YMCA on the corner of Burrad Street and Barclay Street in the heart of Downtown Vancouver. This amazing prime location is right across the Scotia Bank Theatre and is only minutes away from world-class shopping in Robson Street, great restaurants, coffee shops, pastry shops, clubs, Vancouvers financial and business district, Vancouver Art Gallery, banks, hospital, groceries, salons, public library and public transportation. This is also great for nature lovers with the Seawall and Stanley Park just nearby. Everything you need right in front of your doorstep! Completed in 2011, Patina is a forty-two storey high-rise fully rain screened building with 256 units. Residents of this fantastic building have exclusive access to the Patina Club Retreat that boasts a lounge, landscaped terrace/rooftop garden overlooking the breathtaking city skyline, well equipped fitness studio and social room. The Patina also features a double-height lobby and mezzanine area, elevator, bike room and secured underground parking. Theres a full-time resident building manager, 24 hr concierge service, evening security, encrypted key fob building access system and restricted floor access for their residents security and peace of mind. The units are sure to impress as well with its 7ft solid walnut entry door, great floor plan, over-height ceilings, floor to ceiling windows, sleek porcelain tile throughout entries and living areas, pure wool carpeting in bedroom, in-suite laundry, in-suite air-conditioning and tons of in-suite storage space. Enjoy delicious barbecues and spectacular ocean view of the English Bay, North Shore Mountains, UBC and Stanley Park from your spacious private balcony. The kitchen offers high quality kitchen appliances, granite counter tops and under-mount kitchen sink.

Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Garden
- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

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

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

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