

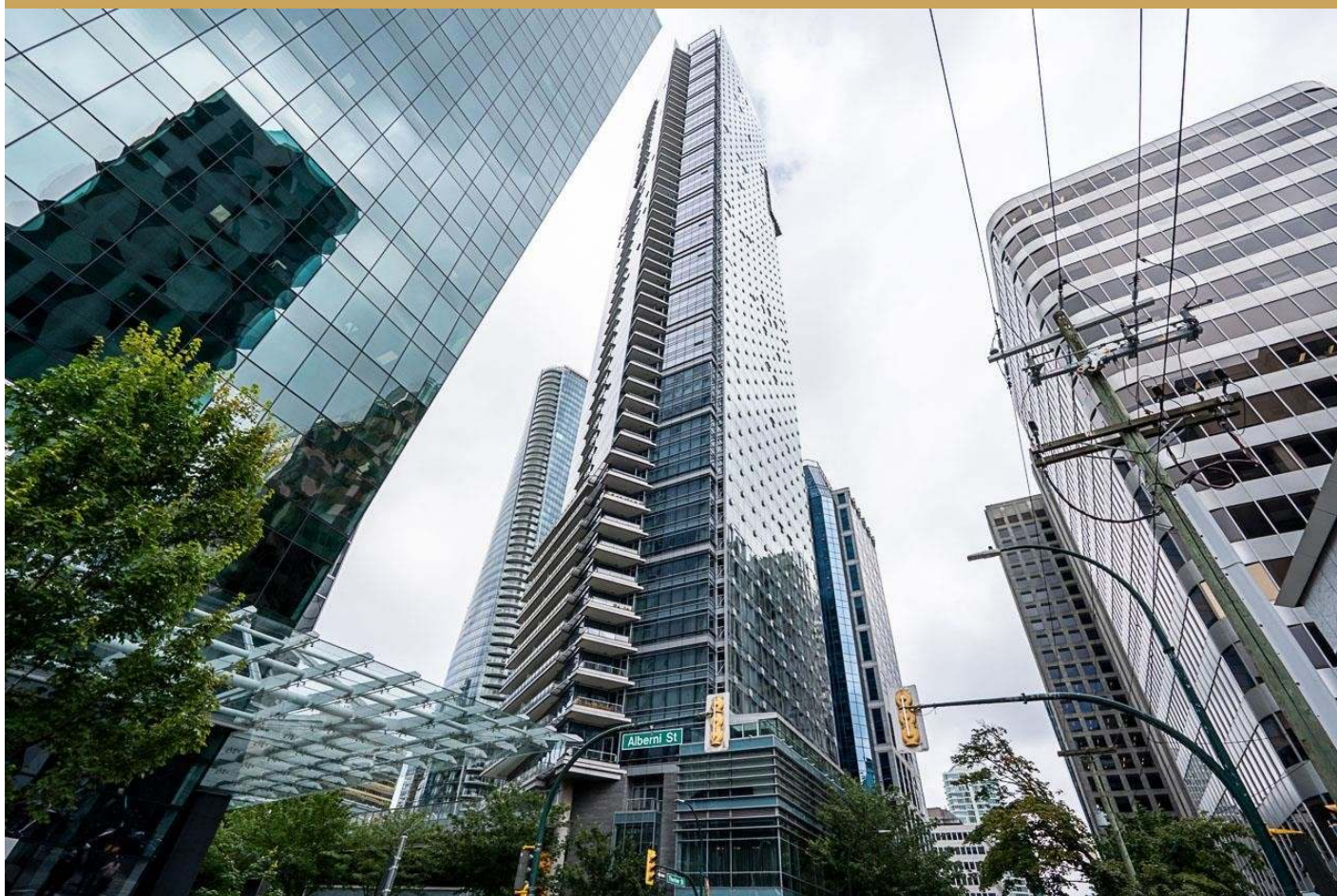
BUILDING BROCHURE

# THE RESIDENTS OF SHANGRI-LA

1111 Alberni St. · Vancouver, BC V6E 4V2 · West End



Scan to view online



**9** FOR SALE  
FROM \$799,000

**10** SOLD · 12 MO  
\$770,000–\$2,050,000



## Unit Mix

### 1 Bedroom

33 units  
595 – 731 sf  
**from \$749,000**

### 2 Bedroom

50 units  
989 – 1,643 sf  
**from \$1,100,000**

# For Sale in The Residents of Shangri-La & Complex

9 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS           |
|-------------|--------------|---------|---------|--------------------------|
| \$1,998,000 | 2 / 3        | 1530 sf | \$1,306 | 3001 1111 ALBERNI STREET |
| \$1,928,000 | 2 / 3        | 1554 sf | \$1,241 | 2601 1111 ALBERNI STREET |
| \$1,388,000 | 2 / 2        | 1146 sf | \$1,211 | 2208 1111 ALBERNI STREET |
| \$1,268,000 | 2 / 2        | 1094 sf | \$1,159 | 3305 1111 ALBERNI STREET |
| \$998,000   | 1 / 1        | 673 sf  | \$1,483 | 3403 1111 ALBERNI STREET |
| \$985,000   | 1 / 1        | 606 sf  | \$1,625 | 3307 1111 ALBERNI STREET |
| \$949,000   | 1 / 1        | 730 sf  | \$1,300 | 3406 1111 ALBERNI STREET |
| \$799,900   | 1 / 1        | 595 sf  | \$1,344 | 2407 1111 ALBERNI STREET |
| \$799,000   | 1 / 1        | 672 sf  | \$1,189 | 1804 1111 ALBERNI STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$2,050,000 | 2 / 3ba | 1620 sf | \$1,265 | 2026-08-18 |
| \$1,899,000 | 2 / 2ba | 1628 sf | \$1,166 | 2026-07-03 |
| \$1,895,000 | 2 / 2ba | 1447 sf | \$1,310 | 2026-06-25 |
| \$1,580,000 | 2 / 2ba | 1345 sf | \$1,175 | 2026-05-08 |

## Value & Financing

### Price Positioning

**\$1318** /sq ft

Active listings here average **\$1318/sf** vs **\$1213/sf** across West End.

9% above area average

### Mortgage Snapshot

**\$3,827** /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

|                             |                                         |                               |                                 |
|-----------------------------|-----------------------------------------|-------------------------------|---------------------------------|
| YEAR BUILT<br><b>2008</b>   | LEVELS<br><b>1</b>                      | SUITES<br><b>293</b>          | CONSTRUCTION<br><b>Concrete</b> |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS3165</b> |                                 |

## Overview

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Welcome to The Residents Of Shangri-La. The Residents Of Shangri-La is a 293-home strata residence located at 1111 Alberni Street in Vancouver, in the West End neighbourhood. Completed in 2008, it is registered under Strata Plan BCS3165 and held as Freehold Strata. It sits near the intersection of Alberni Street & Nicola Street.

Residents enjoy an array of amenities including exercise centre and swirlpool/hot tub, garage underground parking and geothermal heating.

Set in West End, Vancouver, The Residents Of Shangri-La offers a central location, marina, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

## Amenities & Features

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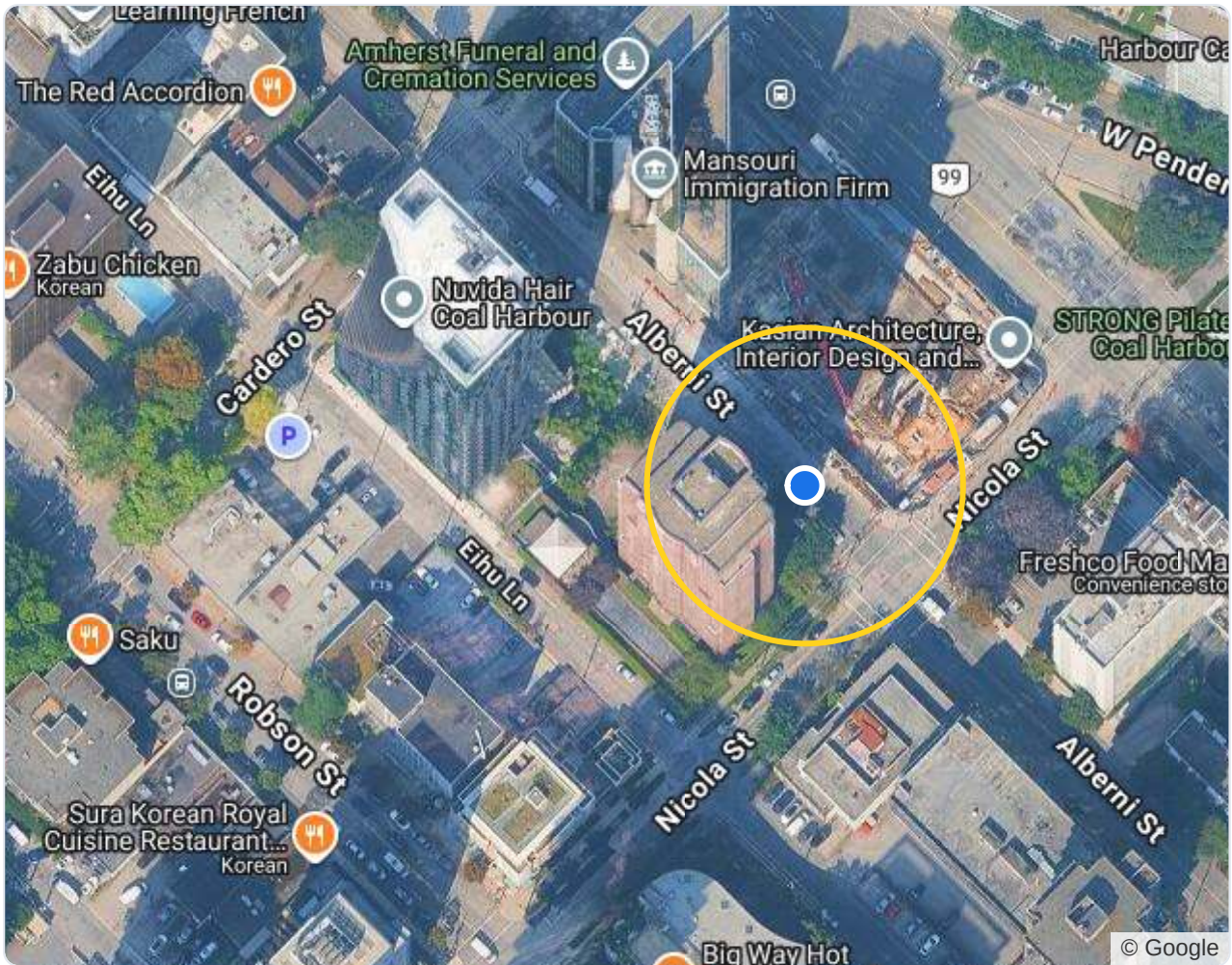
- |                   |                     |
|-------------------|---------------------|
| ✓ Exercise Centre | ✓ Swirlpool/hot Tub |
|-------------------|---------------------|

## Maintenance Fees Include

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- |                       |                  |
|-----------------------|------------------|
| ✓ Caretaker           | ✓ Garbage Pickup |
| ✓ Gardening           | ✓ Gas            |
| ✓ Hot Water           | ✓ Management     |
| ✓ 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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