

BUILDING BROCHURE

CITYGATE 3

1128 Quebec St. · Vancouver, BC V6A 4E1 · Downtown VE



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3 FOR SALE
FROM \$745,000

2 SOLD · 12 MO
\$1,035,000–\$1,095,000



Unit Mix

2 Bedroom

27 units
975 – 1,432 sf
from \$745,000

3 Bedroom

3 units
1,428 – 1,452 sf
from \$1,135,000

For Sale in Citygate 3 & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,798,000	2 / 2	1421 sf	\$1,265	2105 1128 QUEBEC STREET
\$899,000	2 / 2	1219 sf	\$737	307 1128 QUEBEC STREET
\$745,000	2 / 1	975 sf	\$764	1303 1128 QUEBEC STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,095,000	2 / 2ba	1099 sf	\$996	2026-01-22
\$1,035,000	2 / 2ba	1176 sf	\$880	2025-12-19
\$1,260,000	2 / 2ba	1074 sf	\$1,173	2025-07-20
\$1,197,000	2 / 2ba	1167 sf	\$1,026	2024-11-28

Value & Financing

Price Positioning

\$922 /sq ft

Active listings here average **\$922/sf** vs **\$1135/sf** across Downtown VE.

19% below area average

Mortgage Snapshot

\$3,568 /mo

Entry price (from) **\$745,000**
20% down payment **\$149,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 27	SUITES 147	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1108	DEVELOPER Bosa Development
ARCHITECT Perkins & Company - Architecture & Urban Design			

Overview

City Gate III - 1128 Quebec Street, Vancouver, BC V6A 4E1, LMS1108 - located in Mount Pleasant area of Vancouver East, at the crossroads Quebec Street and National Avenue. City Gate III only steps from Creekside Park with its Seaside Bicycle Route, Science World, False Creek Ferries, M&T Grocery, Thornton Park, Main Station Pharmacy, Trillium Park, T-Rex Food Mart, Beauty Salon, Delany's Coffee House, Denim Gallery Cafe, Starbucks Coffee and Subway Sandwiches. Creekside Community Recreation Centre, Pacific Flying Club, Long&McQuade, Eton College, The Vancouver Flea Market, Strathcona Park, Strathcona Community Garden, Union Food Market, Andy Livingston Park, Rogers Arena, BC Place and China Town are in the neighborhood. This complex has a convenient location with an easy access to everything you need. The bus stops near the complex and Main Skytrain Station is walking distance away. Bosa Development built City Gate III in 1994. This 27-level building has a concrete construction with concrete exterior finishing. There are 147 units in development and in strata. This building has great amenities that include a bike room, an exercise centre, in-suite laundry, indoor pool, a sauna, a hot tub and an underground secure parking. Most homes offer open floor plan, high ceilings, granite countertops, crown moldings, a gas fireplace, a balcony and a storage locker. Some homes feature stainless steel appliances, walk-in closets and beautiful views of False Creek and Downtown beyond as well as a fabulous North Shore Mountain view.

Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Les Twarog

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