

BUILDING BROCHURE

SPACE

1238 Seymour St. · Vancouver, BC V6B 6J3 · Downtown



Scan to view online



5 FOR SALE
FROM \$408,000

9 SOLD · 12 MO
\$492,000–\$775,000



Unit Mix

Studio

11 units
331 – 543 sf
from \$390,000

1 Bedroom

51 units
445 – 1,317 sf
from \$488,000

2 Bedroom

8 units
726 – 1,600 sf
from \$752,000

For Sale in Space & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	1 / 1	1082 sf	\$831	209 1238 SEYMOUR STREET
\$875,000	1 / 2	1036 sf	\$845	212 1238 SEYMOUR STREET
\$799,000	1 / 1	862 sf	\$927	905 1238 SEYMOUR STREET
\$639,000	1 / 1	667 sf	\$958	1010 1238 SEYMOUR STREET
\$408,000	— / 1	339 sf	\$1,204	2107 1238 SEYMOUR STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$672,500	1 / 1ba	875 sf	\$769	2026-07-18
\$688,000	1 / 1ba	828 sf	\$831	2026-07-07
\$700,000	1 / 1ba	789 sf	\$887	2026-06-06
\$699,900	1 / 1ba	938 sf	\$746	2026-05-17

Value & Financing

Price Positioning

\$953 /sq ft

Active listings here average **\$953/sf** vs **\$1178/sf** across Downtown.

19% below area average

Mortgage Snapshot

\$1,954 /mo

Entry price (from)	\$408,000
20% down payment	\$81,600
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1996	LEVELS 21	SUITES 223	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata		STRATA PLAN LMS2446

Overview

Space - 1238 Seymour Street, Vancouver, BC V6B 3N6, LMS2446 - located in Downtown area of Vancouver West, near the crossroads Seymour Street and Davie Street. Space is just steps to Choices Market, Emery Barnes Park and Vancouver International Film Centre. Helmcken Park, Starbucks Coffee, Blenz Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa and UBC Robson Square, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PLace, Urban Fare, Roundhouse Community Arts and Recreation Centre and Contemporary Art Gallery. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. The bus stops near the complex and Yaletown-Roundhouse Skytrain Station is less than 5-minute walk from the complex. The Space was built in 1996 with a concrete construction and mixed exterior finishing. This 21-level building has full rain screen and offers condos, from small studios to double level lofts and large city suites. The lofts at the Space offer large living spaces and real two level loft layouts. Since 1996 many owners have created their own pieces of art inside. Studios and one bedroom single level suites can be found on certain floors over floor 11. While townhouses lie on the first two levels. The Space features 2 levels of secure underground parking, a bike room, meeting room, an exercise centre, furnished lounge and outdoor BBQ on the landscaped decks. All homes offer 16' ceilings and floor-to-ceiling double glazed windows with spectacular views of False Creek, North Shore Mountains, the downtown core and English Bay.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Elevator
- ✓ In Suite Laundry

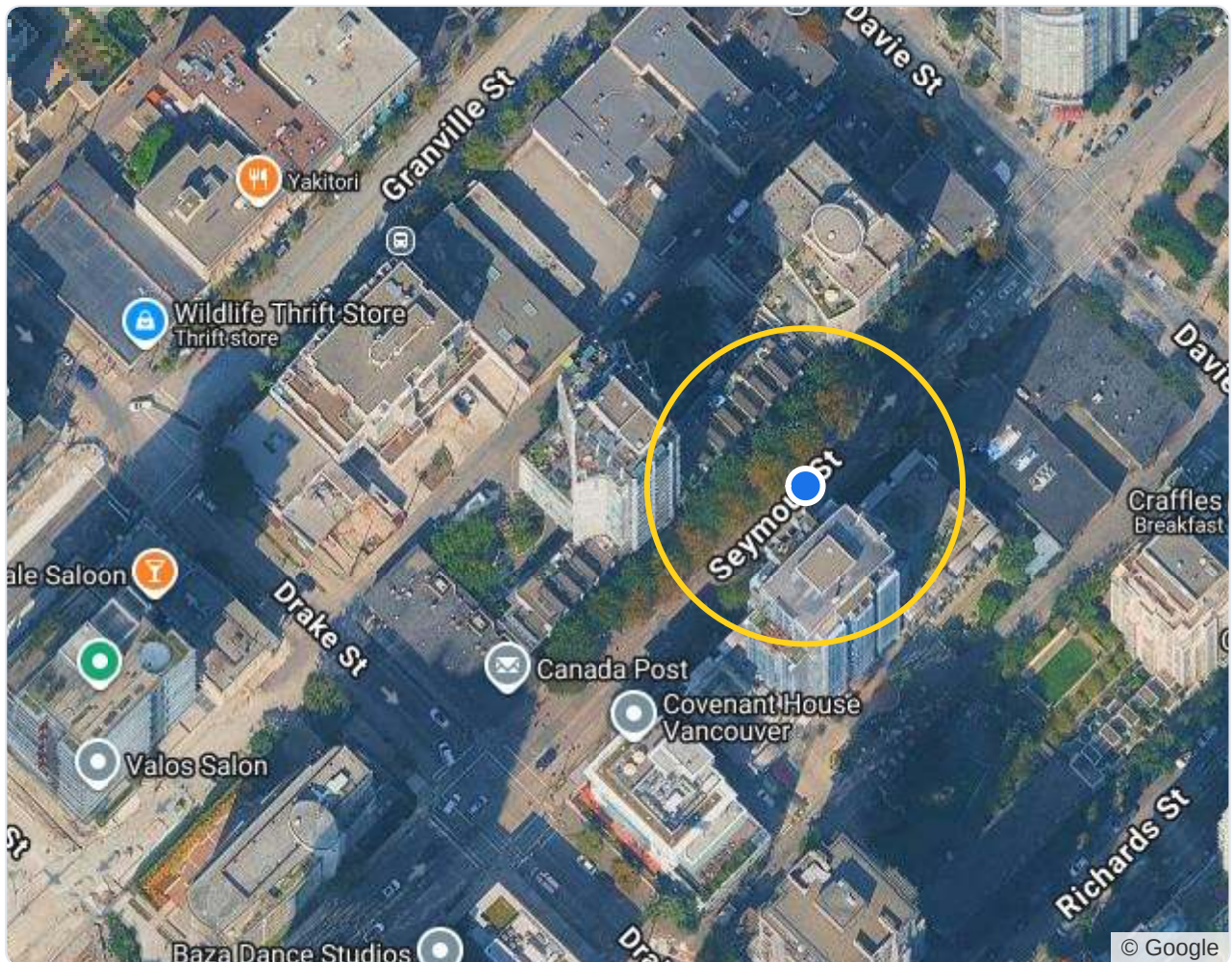
Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup

- ✓ Gardening
- ✓ Management

- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability – Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

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



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