

BUILDING BROCHURE

SPECTRUM 3

131 Regiment Sq. · Vancouver, BC V6B 1V4 · Downtown







2 FOR SALE
FROM \$449,000

3 SOLD · 12 MO
\$485,000–\$670,000



Unit Mix

Studio

4 units
510 – 510 sf
from \$449,000

1 Bedroom

23 units
502 – 856 sf
from \$485,000

2 Bedroom

18 units
753 – 1,150 sf
from \$670,000

For Sale in Spectrum 3 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$780,000	1 / 2	856 sf	\$911	119 REGIMENT SQUARE
\$449,000	— / 1	510 sf	\$880	707 131 REGIMENT SQUARE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$509,000	1 / 1ba	507 sf	\$1,004	2026-04-08
\$670,000	2 / 1ba	753 sf	\$890	2026-01-20
\$485,000	1 / 1ba	502 sf	\$966	2025-10-25
\$515,000	1 / 1ba	507 sf	\$1,016	2025-05-14

Value & Financing

Price Positioning

\$896 /sq ft

Active listings here average **\$896/sf** vs **\$1173/sf** across Downtown.

24% below area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) **\$449,000**

20% down payment **\$89,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2007	LEVELS 30	SUITES 211	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2577	DEVELOPER Concord Pacific
ARCHITECT James K.m. Cheng			

Overview

Spectrum 3 - 131 Regiment Square, Vancouver, BC V6B 1V4, BCS2577 - located in Downtown area of Vancouver West, near the crossroads Regiment Square and Citadel Parade. Spectrum 3 is just steps to Costco, Rogers Arena, Edgewater Casino, Queen Elizabeth Theatre, Vancouver Playhouse, Library Square, Vancouver Public Library and a lot of restaurants. Spectrum is situated in the heart of the Sports/Entertainment district just a short walk to Downtown, Robson Street & False Creek. CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Helmcken Park, Pacific Chiropractic and Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PPlace, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Roundhouse Community Arts and Recreation Centre, Emery Barnes Park, Choices Market and Contemporary Art Gallery are within minutes of walk away. 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. Downtown Vancouver is so close, you can walk or cycle to work. The bus stops near the complex and Stadium-Chinatown Skytrain Station is less than 5-minute walk away. Spectrum a massive (about 900 homes) Concord Pacific development featuring 4 modern, glass towers and 2 level+roof deck live/work townhouses and lofts. Concord Pacific quality built Spectrum 3 in 2007. This 30-level building has a concrete construction, mixed exterior finishing and full rain screen. Spectrum 3 offers studio homes 486 sq. ft., one bedroom homes 502-563 sq. ft., 2 bedroom suites 757-958 sq.

ft. and 1 bedroom Penthouses 508-595 sq. ft., 2 bedroom Penthouses 793-993 sq. ft. There are also, 1 bedroom + patio/roof deck Townhomes 831-897 sq. ft. & 2 bedroom Townhomes 1,149-1,159 sq. ft. This building offers great amenities that include an indoor swimming pool, a fully equipped fitness facility, a hot tub, a sauna, a steam room, an entertainment room, a meeting room, an outdoor terrace, secure underground parking and a playground. Most homes boasts open-concept layouts, laminate flooring, floor-to-ceiling windows providing plenty of light and outdoor balconies. Open kitchens features modern, stainless steel appliances, granite counter-tops, glass backsplash, halogen lighting, built-in wine rack/microwave and euro-style cabinets. Bathrooms offer vanity mirrors, stainless steel basins, chrome faucets with coloured lever handles, contemporary white cabinetries, soaker tubs and showers, ceramic tiles bath surround and halogen light fixtures.

Warning: Fines of \$100 and up charged for photographs taken of common areas and buildings outside. All photographs are strictly prohibited, you need management approval.

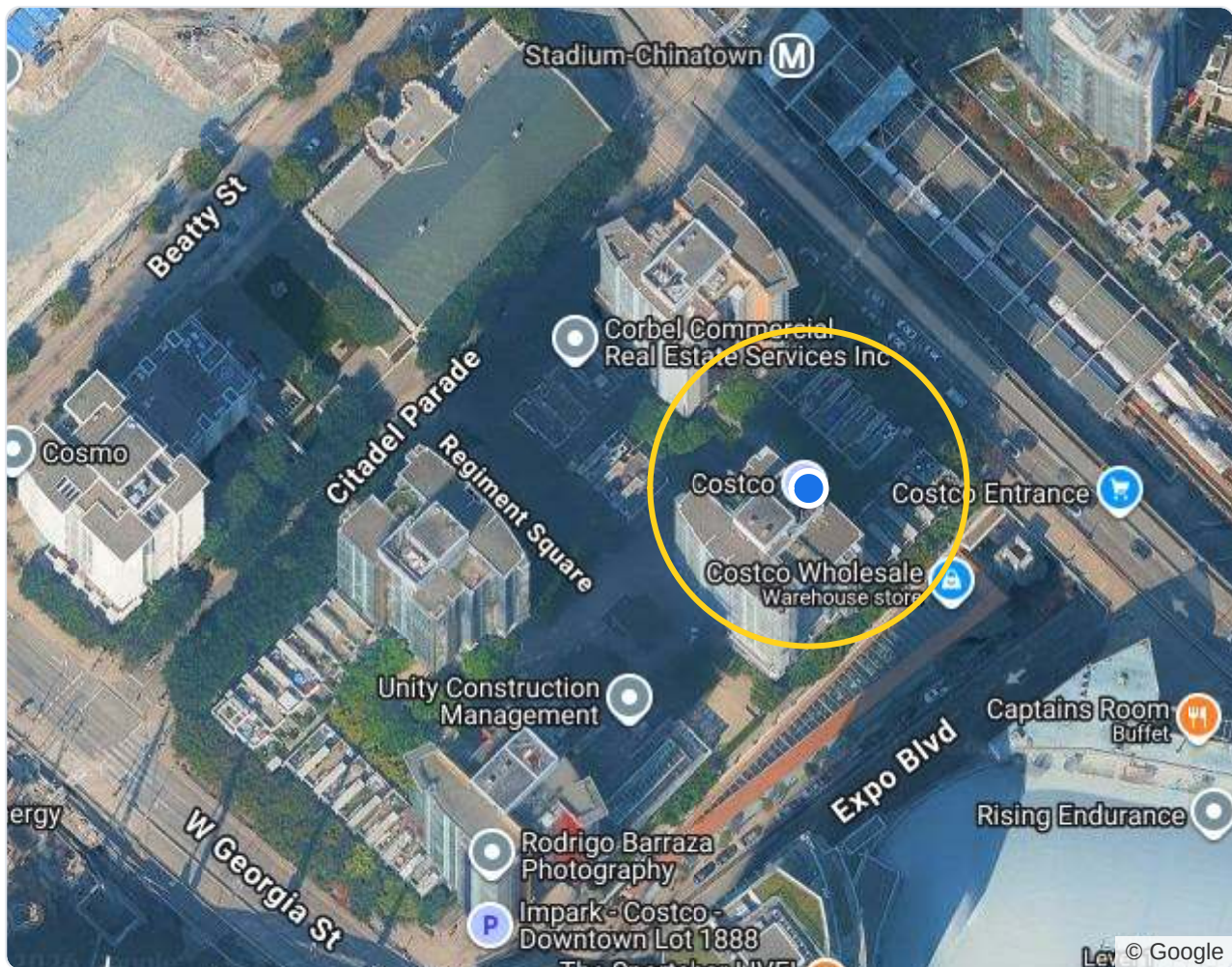
Amenities & Features

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

Maintenance Fees Include

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

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