

BUILDING BROCHURE

WINDGATE ENCORE - 1343 7TH BUILDING

1343 WEST 7th Ave. · Vancouver, BC V6H 1B8 · Fairview



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2 FOR SALE
FROM \$648,000

2 SOLD · 12 MO
\$591,500-\$758,000


12-MO SOLD TREND
-28.7

Unit Mix

1 Bedroom 5 units 602 – 636 sf from \$580,000	2 Bedroom 8 units 731 – 1,201 sf from \$758,000
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For Sale in Windgate Encore - 1343 7th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$648,000	1 / 1	634 sf	\$1,022	407 1333 W 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$591,500	1 / 1ba	630 sf	\$939	2026-03-07
\$758,000	2 / 2ba	819 sf	\$926	2026-02-04
\$770,000	2 / 1ba	731 sf	\$1,053	2024-10-15
\$975,000	2 / 2ba	896 sf	\$1,088	2023-09-21

Value & Financing

Price Positioning \$1022 /sq ft Active listings here average \$1022/sf vs \$1150/sf across Fairview. 11% below area average	Mortgage Snapshot \$3,103 /mo Entry price (from) \$648,000 20% down payment \$129,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1993	LEVELS 4	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS864	

Overview

Windgate Encore - 1343 West 7th Avenue, Vancouver, BC V6H 3B8, Canada. Strata plan LMS864, is a townhouse. Located in the Fairview area of Vancouver West, near the crossroads of West 7th

Avenue and Birch Street. Windgate Encore is a low-rise building that offers 35 units over 4 levels and was built in 1993. Some of the features offered by this building include in-suite laundry, storage, elevator, fireplace, bike room and parking. Wingate Encore has three townhouses at 1335 W. 7th, 1339 W. 7th and 1343 W. 7th

Windgate Encore is situated in an amazing location. Not only is it directly on the Off-Broadway Bike Route, but it is just steps to Charleson Park with stunning views of False Creek and downtown Vancouver. Walking distance to coffe shops, restaurants, entertainment and shopping on West Broadway and 5 minutes from the Vancouver General Hospital. Access to downtown Vancouver via the Granville Street bridge or the Cambie Street bridge, as well as public transit on West Broadway, West 6th, and the new Olympic Village Skytrain Station. Less than a 10 minute walk to Sutcliffe Park and Granville Island. Nearby schools include False Creek Elementary, Montessori Family School, and the Emily Carr University of Art & Design.

Maintenance fees includes garbage pickup, gardening, gas, hot water and management.

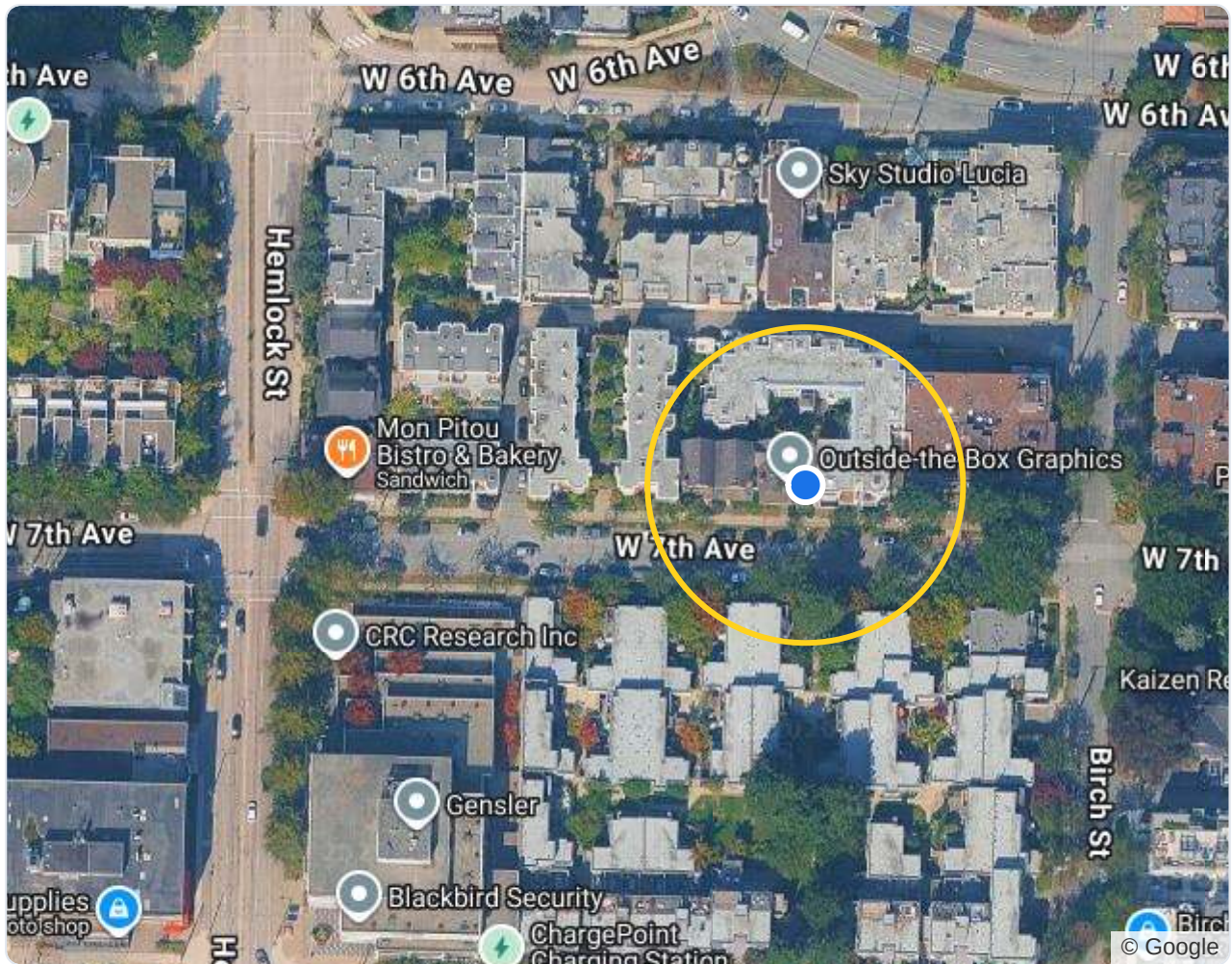
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ In Suite Laundry | ✓ Storage |
|--------------------|-----------|

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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