

BUILDING BROCHURE

LANDMARK COURT

1420 EAST 7th Ave. · Vancouver, BC V5N 1R8 · Grandview VE



Scan to view online



1 FOR SALE
FROM \$490,000

12-MO SOLD TREND
21.8

Unit Mix

1 Bedroom

9 units
596 – 842 sf
from \$438,000

2 Bedroom

4 units
821 – 927 sf
from \$490,000

For Sale in Landmark Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$490,000	2 / 1	821 sf	\$597	108 1420 E 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$540,000	1 / 1ba	660 sf	\$818	2023-10-31
\$510,000	1 / 1ba	596 sf	\$856	2023-08-18
\$522,000	1 / 1ba	650 sf	\$803	2023-08-17
\$537,900	1 / 1ba	650 sf	\$828	2023-08-04

Value & Financing

Price Positioning

\$597 /sq ft

Active listings here average **\$597/sf** vs **\$1014/sf** across Grandview VE.

41% below area average

Mortgage Snapshot

\$2,347 /mo

Entry price (from) **\$490,000**

20% down payment **\$98,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS180	MANAGEMENT Atira Property Management

Overview

Landmark Court â€” 1420 7th Avenue East, Vancouver, BC V5N 1R9, VAS180 â€” Nestled in the popular Grandview area between 7th Avenue and McLean Drive. This is a prime location that is walking distance to the vibrant Commercial Drive area, Skytrain and other public transits, Grandview Elementary School, Vancouver Community College, Trout Lake Park, trendy restaurants and eclectic shops. Landmark Court is a three storey building with 42 units built in 1975. It is a well maintained older building with camera enterphone, new high-efficiency boiler as well as roof and plumbing updates. Their residents get to enjoy having an elevator, shared laundry, secured parking and storage. Live in this convenient and quiet neighborhood today! ï»¿

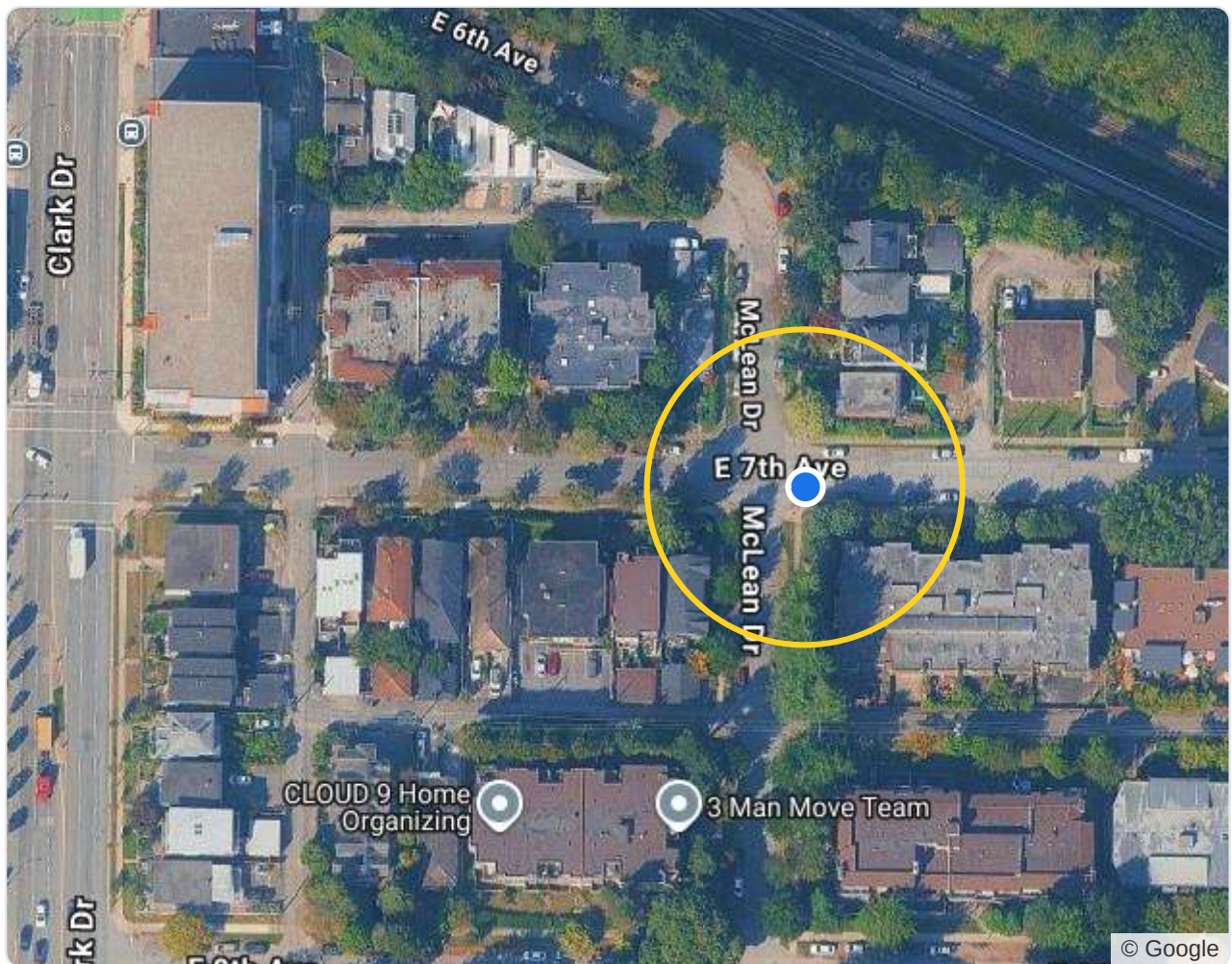
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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