

BUILDING BROCHURE

AZURA I

1438 Richards St. · Vancouver, BC V6B 6H6 · Yaletown



Scan to view online



3 FOR SALE
FROM \$799,900

7 SOLD · 12 MO
\$794,000–\$3,700,000



Unit Mix

1 Bedroom

37 units
557 – 763 sf
from **\$670,000**

2 Bedroom

15 units
1,123 – 1,171 sf
from **\$1,130,000**

3 Bedroom

3 units
1,825 – 2,584 sf
from **\$3,390,000**

For Sale in Azura I & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,390,000	3 / 3	1825 sf	\$1,858	3601 1438 RICHARDS STREET
\$899,900	1 / 1	755 sf	\$1,192	2206 1438 RICHARDS STREET
\$799,900	1 / 1	760 sf	\$1,053	205 1438 RICHARDS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,335,000	2 / 2ba	1143 sf	\$1,168	2026-06-20
\$817,000	1 / 1ba	723 sf	\$1,130	2026-06-01
\$3,700,000	3 / 4ba	2513 sf	\$1,472	2026-05-13
\$1,130,000	2 / 2ba	1160 sf	\$974	2026-03-09

Value & Financing

Price Positioning

\$1367 /sq ft

Active listings here average **\$1367/sf** vs **\$1184/sf** across Yaletown.

15% above area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$799,900**
20% down payment **\$159,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 38	SUITES 207	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS679	DEVELOPER Concord Pacific
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

Azura at 1438 Richards Street, Vancouver, BC, V6Z 3B8, strata plan BCS679. Azura is a 36-storey tower with 207 units built in 2004. Maintenance fees include a caretaker, garbage pickup, gardening, gas, hotwater, recreational facility, management. Crossroads are Richards Street and Pacific Street. Azura 2 is steps from George Wainborn Park, the Seawall and False Creek Marina. Shop at Kids Market, Pacific Centre and South Granville Rise. For entertainment you have The Roundhouse Theatre, Scotiabank Dance Centre, Arts Club Theatre, Axis theatre and more. To fill your pantry try Choices Market, JS Food Market, Beach Avenue Market, Granville Island Public Market, Urban Deli or a varied assortment of other fine grocery stores. Schools in the area include Emily Carr Institute of Art, Elsie Roy Elementary School, Rhodes Career College, False Creek Elementary School all within walking distance.

Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Sauna/steam Room
- ✓ Guest Suite
- ✓ Recreation Center
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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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