

BUILDING BROCHURE

# DIAMOND ROBINSON

1438 WEST 7th Ave. · Vancouver, BC V6H 1C1 · Fairview







**2** FOR SALE  
FROM \$749,990

**1** SOLD · 12 MO  
\$790,000–\$790,000



## Unit Mix

### 1 Bedroom

7 units  
762 – 847 sf  
**from \$513,000**

### 2 Bedroom

3 units  
852 – 1,098 sf  
**from \$769,000**

### 3 Bedroom

1 unit  
1,979 – 1,979 sf  
**from \$1,678,000**

## For Sale in Diamond Robinson & Complex

1 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS         |
|--------------------|--------------|---------|-------|------------------------|
| <b>\$1,678,000</b> | 3 / 3        | 1979 sf | \$848 | 1001 1438 W 7TH AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF   | DATE       |
|------------------|---------|--------|---------|------------|
| <b>\$790,000</b> | 1 / 1ba | 781 sf | \$1,012 | 2025-12-16 |
| <b>\$513,000</b> | 1 / 1ba | 771 sf | \$665   | 2024-09-19 |
| <b>\$690,000</b> | 1 / 1ba | 783 sf | \$881   | 2024-05-16 |
| <b>\$645,000</b> | 1 / 1ba | 824 sf | \$783   | 2023-11-26 |

## Value & Financing

### Price Positioning

**\$848** /sq ft

Active listings here average **\$848/sf** vs **\$1160/sf** across Fairview.

**27% below area average**

### Mortgage Snapshot

**\$3,592** /mo

Entry price (from) **\$749,990**

20% down payment **\$149,998**

Rate / amortization **5.24% · 25 yr**

|                             |                                         |                              |                                           |
|-----------------------------|-----------------------------------------|------------------------------|-------------------------------------------|
| YEAR BUILT<br><b>1992</b>   | LEVELS<br><b>11</b>                     | SUITES<br><b>37</b>          | CONSTRUCTION<br><b>Concrete</b>           |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS216</b> | MANAGEMENT<br><b>Kyle Properties Ltd.</b> |

## Overview

Diamond Robinson at 1438 West 7th Avenue, Vancouver, BC V6H 4H2 - LMS216. Located in the Fairview area of Vancouver West, near the crossroads of West 7th Avenue and Hemlock Street. Diamond Robinson is a high-rise building that offers 37 units over 11 levels and was built in 1992. Some of the features offered by this building include elevator access, storage, parking, exercise centre and in-suite laundry.

Diamond Robinson is in a prime location just around the corner from Granville Street and West Broadway. A short walk to coffee shops, restaurants, shopping and entertainment. Just a few blocks from Granville Island, West 4th Avenue, and quick access to downtown Vancouver via the Granville Street bridge. Also a short walk to Granville Loop Park, Sutcliffe Park and the Seaside Bike Route. Nearby schools include Century High School, Lord Tennyson Elementary, Canadian Tourism College, and Emily Carr University of Art & Design. Easy access to public transit, 5 minute drive to the Vancouver General Hospital, and a 15 minute drive to the University of British Columbia.

## Amenities & Features

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

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility



## 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

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ [les@6717000.com](mailto:les@6717000.com) · [bcondos.net](http://bcondos.net)



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