

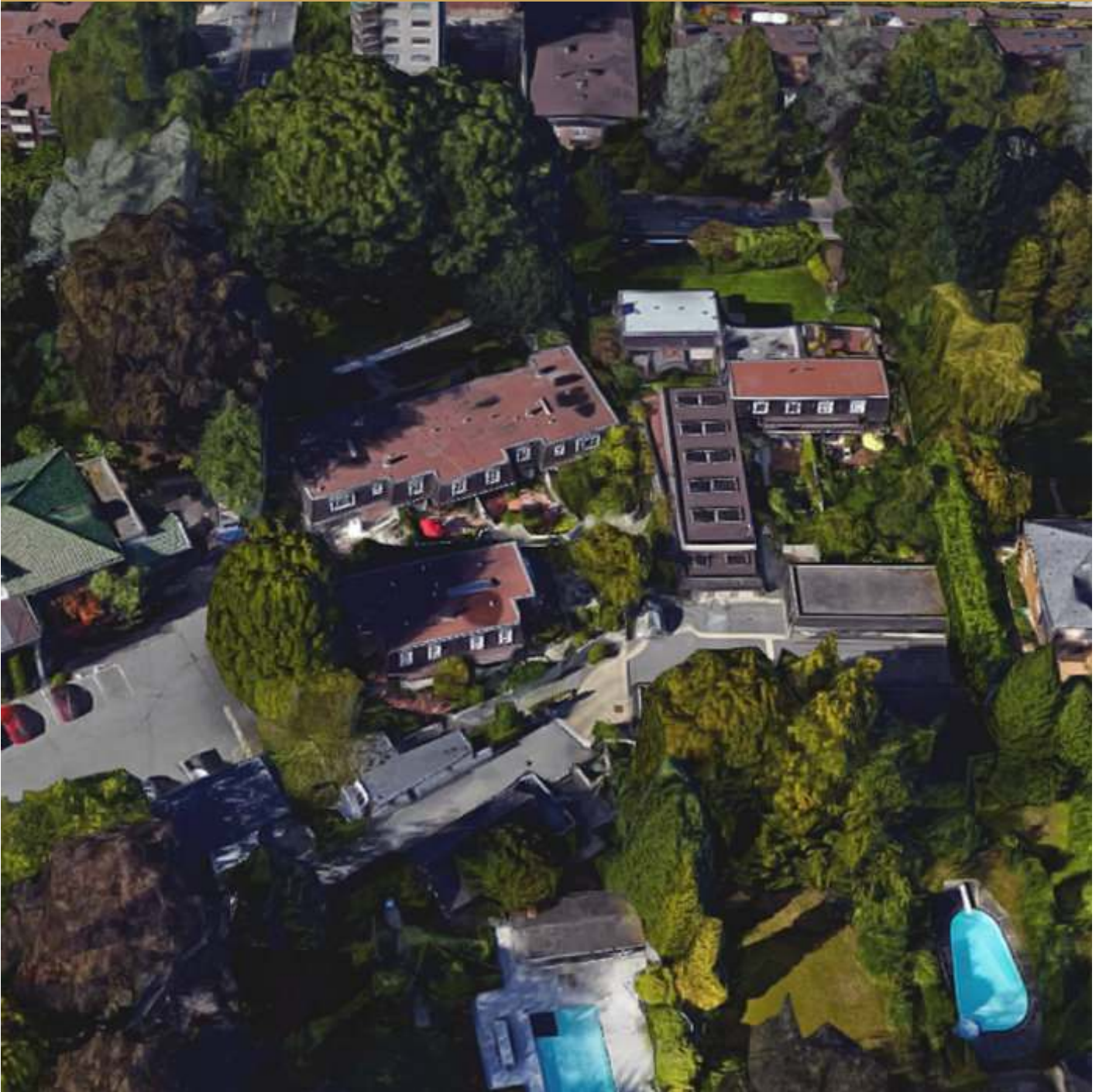
BUILDING BROCHURE

MCRAE MEWS

1453 Mcrae Ave. · Vancouver West, BC V6H 1V1 · Shaughnessy



Scan to view online



18 FOR SALE
FROM \$3,499,000

7 SOLD · 12 MO
\$1,959,250–\$8,500,000



Unit Mix

2 Bedroom 2 units 1,911 – 1,911 sf from \$1,959,250	3 Bedroom 2 units 3,318 – 5,117 sf from \$4,150,000	4 Bedroom 10 units 2,526 – 10,223 sf from \$3,500,000	5 Bedroom 10 units 4,510 – 9,092 sf from \$4,820,000	6 Bedroom 17 units 3,172 – 11,670 sf from \$3,800,000
7 Bedroom 15 units 3,641 – 13,841 sf from \$3,250,000	8 Bedroom 6 units 5,694 – 11,009 sf from \$4,650,000	9 Bedroom 4 units 5,486 – 9,490 sf from \$3,499,000		

For Sale in MCRAE MEWS & Complex

18 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$26,880,000	6 / 9	11670 sf	\$2,303	1575 ANGUS DRIVE
\$19,880,000	6 / 9	10155 sf	\$1,958	1263 BALFOUR AVENUE
\$14,260,000	5 / 6	9092 sf	\$1,568	1198 MATTHEWS AVENUE
\$11,980,000	6 / 8	8515 sf	\$1,407	1178 LAURIER AVENUE
\$11,880,000	6 / 5	4704 sf	\$2,526	1350 W 15TH AVENUE
\$11,500,000	6 / 7	7232 sf	\$1,590	3538 CYPRESS STREET
\$8,980,000	4 / 6	6250 sf	\$1,437	3937 OSLER STREET
\$8,800,000	4 / 3	5774 sf	\$1,524	1375 W KING EDWARD AVENUE
\$6,880,000	7 / 11	13841 sf	\$497	1453 LAURIER AVENUE
\$5,995,900	7 / 4	4036 sf	\$1,486	1650 CEDAR CRESCENT

...and 8 more — see all 18 at bccondos.net/1453-mcrae-ave

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,800,000	6 / 3ba	5115 sf	\$743	2026-08-05
\$1,959,250	2 / 3ba	1911 sf	\$1,025	2026-04-02
\$4,935,000	5 / 5ba	6404 sf	\$771	2026-03-20
\$3,500,000	4 / 4ba	3430 sf	\$1,020	2025-12-02

Value & Financing

Price Positioning

\$1345 /sq ft

Active listings here average **\$1345/sf** vs **\$1190/sf** across Shaughnessy.

13% above area average

Mortgage Snapshot

\$16,758 /mo

Entry price (from) **\$3,499,000**

20% down payment **\$699,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1970	LEVELS 2	SUITES 9	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP4502	MANAGEMENT Confidential

Overview

MCRAE MEWS - 1453 McRae Avenue, Vancouver, BC V6H 1V1, Canada. Strata plan number VAP4502. Crossroads are McRae Avenue and Marpole Avenue. This development features 9, 2-level townhomes. Completed in 1970. Maintenance fees include caretaker, garbage pickup, heat, hot water, management, other, recreation facility, and water.

Walking distance to Shaughnessy Park. Schools nearby are York House School (Little School), Emily Carr Elementary School, Century International High School, Lord Tennyson Elementary School, Shaughnessy Elementary School, Edith Cavell Elementary School, and Talmud Torah School. Grocery stores and supermarkets nearby are Meinhardt Fine Foods, Loblaws City Market, Safeway, and Sunshine Market. Close to Consulate General Of The People's Republic Of China, Vancouver Lawn Tennis & Badminton Club, Vancouver General Hospital, BC Children's Hospital, and King Edward Station.

Other building in complex: 1451 MCRAE AV, 1443 MCRAE AV, 1457 MCRAE AV, 1459 MCRAE AV, 1445 MCRAE AV, 1447 MCRAE AV, 1455 MCRAE AV, 449 MCRAE AV

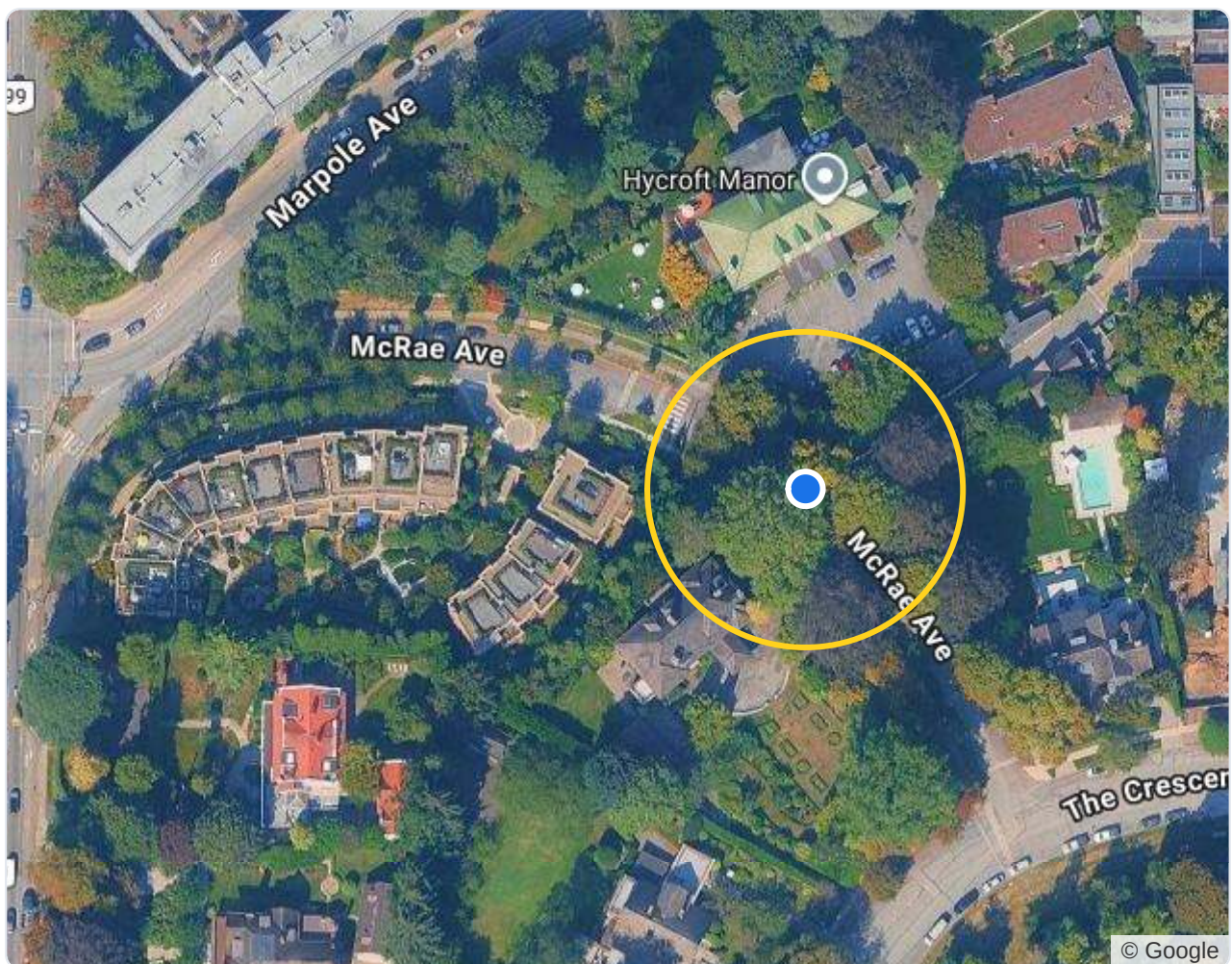
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Indoor

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Hot Water
- ✓ Management
- ✓ Other
- ✓ Recreation Facility
- ✓ Water

Location



Neighbourhood & Walkability — Shaughnessy

Shaughnessy is largely residential, with a higher-than-average proportion of heritage houses from the first half of last century. The Shaughnessy area has three neighborhoods – First Shaughnessy, Second Shaughnessy and Third Shaughnessy. First Shaughnessy: The boundaries of this area

centered on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue, and Oak Street to the Arbutus Corridor. There are 595 properties in First Shaughne...

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



Les Twarog

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