

CITY LIGHTS

1707 Charles St. · Vancouver, BC V5L 2T6 · Grandview VE



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1 FOR SALE
FROM \$1,099,000

1 SOLD · 12 MO
\$945,000–\$945,000



Unit Mix

1 Bedroom

2 units
645 – 652 sf
from \$570,000

2 Bedroom

9 units
1,078 – 1,259 sf
from \$838,000

3 Bedroom

2 units
1,220 – 1,284 sf
from \$887,000

For Sale in City Lights & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,099,000	2 / 2	1259 sf	\$873	308 1707 CHARLES STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$945,000	2 / 1ba	1163 sf	\$813	2025-12-11
\$990,000	2 / 2ba	1191 sf	\$831	2025-07-09
\$1,049,000	2 / 2ba	1120 sf	\$937	2025-04-23
\$615,000	1 / 1ba	645 sf	\$953	2025-03-10

Value & Financing

Price Positioning

\$873 /sq ft

Active listings here average \$873/sf vs \$996/sf across Grandview VE.

12% below area average

Mortgage Snapshot

\$5,263 /mo

Entry price (from) \$1,099,000

20% down payment \$219,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
1997

LEVELS
3

SUITES
36

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS2912

MANAGEMENT
**Dwell Property
Management**

Overview

City Lights - 1707 Charles Street, Vancouver, BC V5L 2T6, LMS2912 - located in Grandview area of Vancouver East, at the crossroads Charles Street and Commercial Drive. The City Lights is close to Grandview Elementary, Alice Townley Park, Shelley Park, Granview Lane Bowling Centre, McSpadden Park, Rio on Broadway, Queen Victoria Annex school, Shoppers Drug Mart, China Greek Skatepark, Vancouver Community College, JJ Market, Centre for Digital Media, Sahalli Park, Victoria Park, Grandview Park and Britannia Community Elementary are close to the complex. The restaurants in the neighbourhood are Libra Room Cafe, Lombardo's Pizzeria and Restaurant, Bouzyous The Greek Taverna, Belgian Fries and Rinconcito. The bus stops at your door. The City Lights was 1997. This four-level building has frame-wood construction with full rain screen. There are 36 units in development and in strata. The complex consists of 29 residential units and 7 commercial units. Most homes offer the kitchen opens onto the bright living room with a gas fireplace and a balcony perfect for BBQing, large bedrooms, in-suite laundry, a storage, a bike storage and underground secure parking. Some units feature views of the city and mountains.

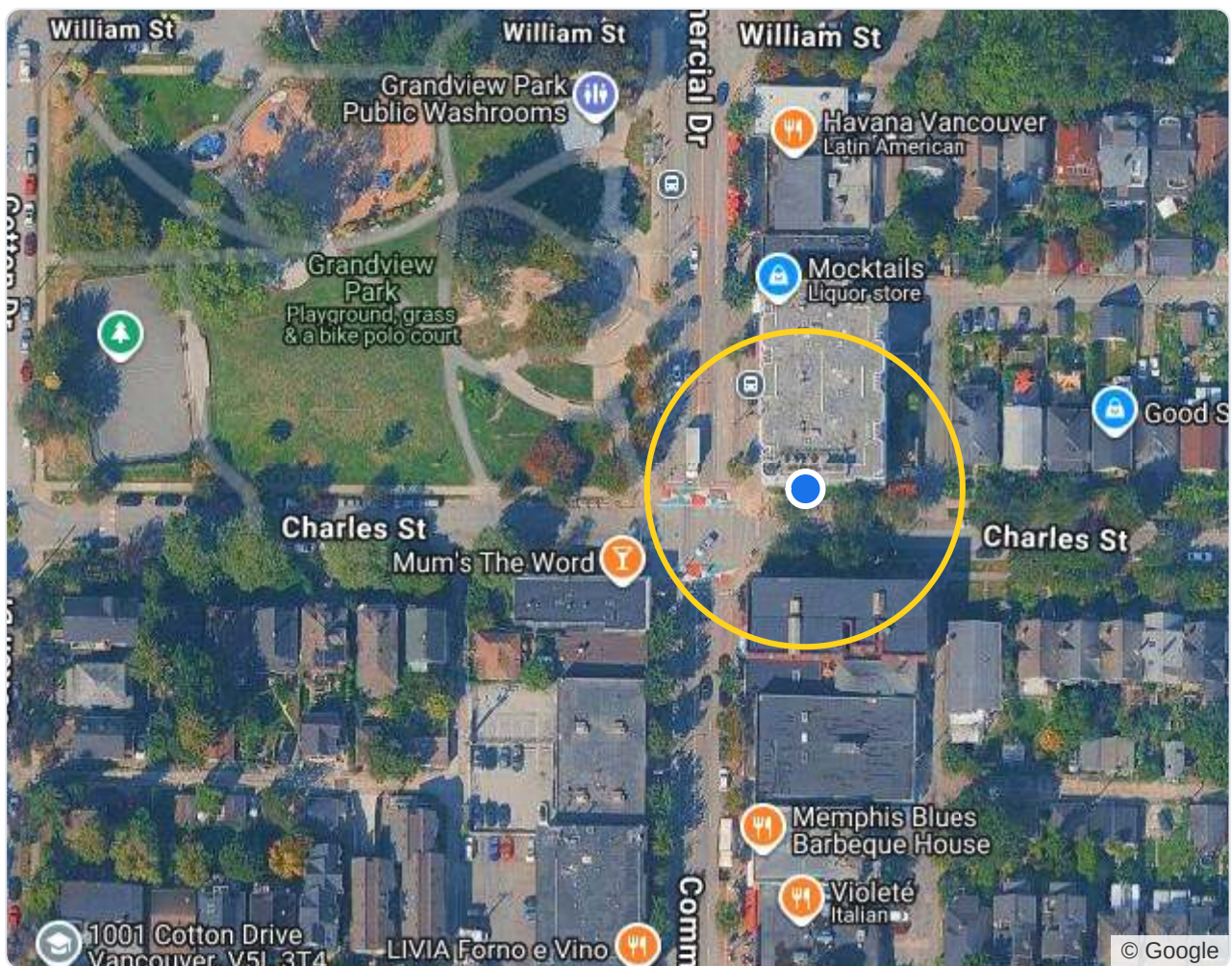
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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