

BUILDING BROCHURE

THE BRISTOL - 1737 DUCHESS BUILDING

1737 Duchess Ave. · West Vancouver, BC V7V 1P8 · Ambleside



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2 FOR SALE
FROM \$545,000

12-MO SOLD TREND
15.4

Unit Mix

1 Bedroom

3 units
654 – 672 sf
from \$499,000

2 Bedroom

9 units
749 – 1,869 sf
from \$625,000

For Sale in The Bristol - 1737 Duchess Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$639,000	2 / 1	755 sf	\$846	502 1737 DUCHESS AVENUE
\$545,000	1 / 1	672 sf	\$811	101 1737 DUCHESS AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$721,500	2 / 1ba	749 sf	\$963	2025-02-27
\$728,000	2 / 1ba	753 sf	\$967	2024-12-10
\$694,000	2 / 1ba	764 sf	\$908	2024-03-13
\$715,000	2 / 1ba	772 sf	\$926	2023-05-22

Value & Financing

Price Positioning

\$829 /sq ft

Active listings here average **\$829/sf** vs **\$1117/sf** across Ambleside.

Mortgage Snapshot

\$2,610 /mo

Entry price (from) **\$545,000**
20% down payment **\$109,000**

26% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1980	LEVELS 9	SUITES 32	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS866	MANAGEMENT Confidential

Overview

The Bristol - 1737 Duchess Avenue West Vancouver, BC V7V 1P8, VAS866 - Located in the popular area of Ambleside in West Vancouver on Duchess Avenue and 17 Street. This is a central location that is close to transit, restaurants, Safeway, Shoppers Drugs Mart, Park Royal Shopping Centre, Mulgrove Private School, recreation, medical services, the beach, parks and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver, North Vancouver and YVR. The Bristol is made up of nine levels with 32 homes built in 1981 that are professionally managed. Most homes feature spacious floor plans, ample windows, extra storage, insuite laundry and private balconies that boast gorgeous mountain, city and ocean views. This is a well maintained building that offers rooftop decks, wheelchair access, elevators, secured parking, visitor parking and storage lockers. Located on a quiet cul-de-sac, The Bristol offers comfortable condo living.

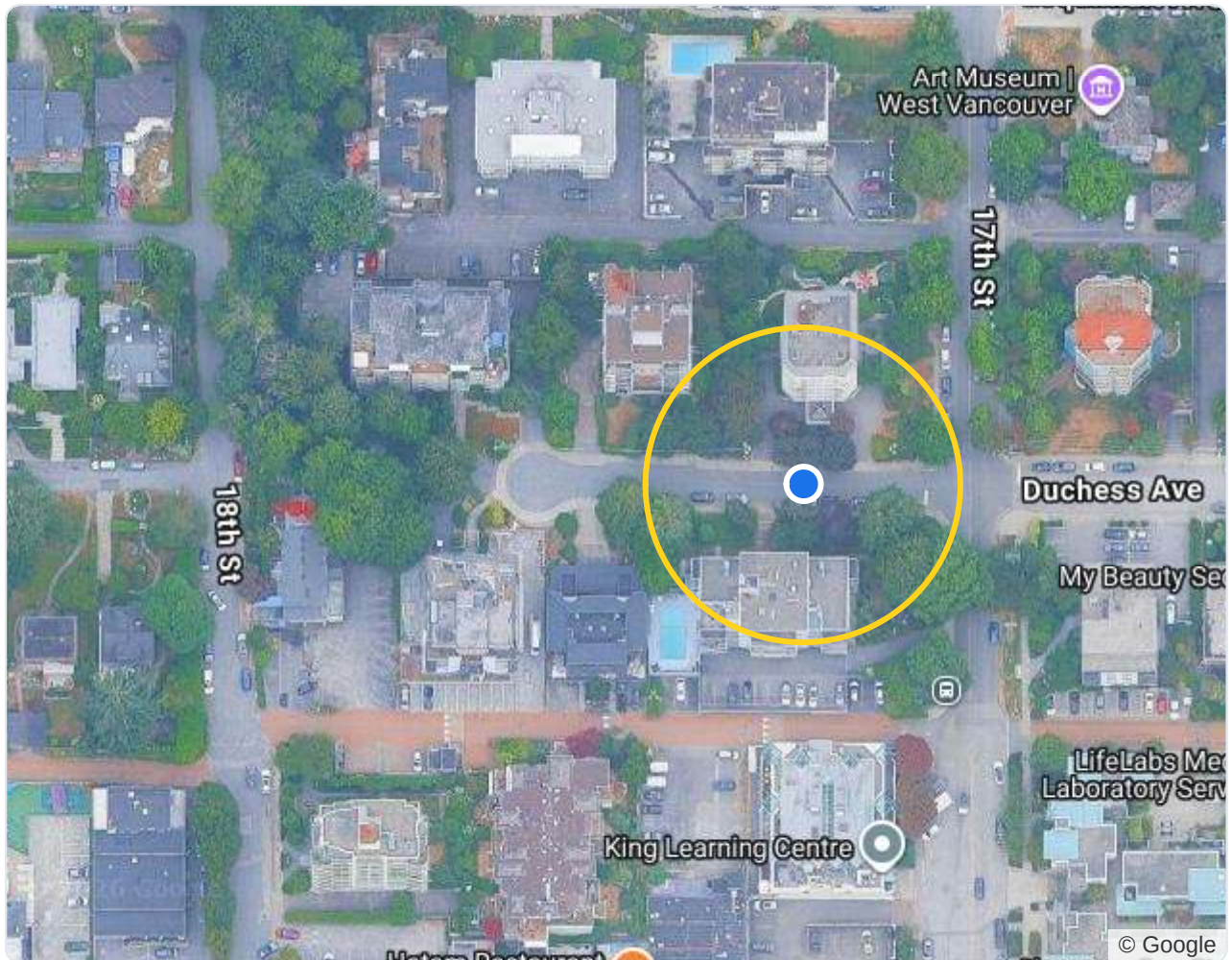
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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