

BUILDING BROCHURE

LIONCREST

1745 Esquimalt Ave. · West Vancouver, BC V7V 1R7 · Ambleside



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



1 FOR SALE
FROM \$950,000

2 SOLD · 12 MO
\$690,000–\$870,000



Unit Mix

1 Bedroom

4 units
782 – 827 sf
from \$560,000

2 Bedroom

9 units
984 – 1,055 sf
from \$830,000

For Sale in Lioncrest & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$950,000	2 / 2	1017 sf	\$934	802 1745 ESQUIMALT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	2 / 2ba	984 sf	\$884	2026-06-02
\$690,000	1 / 1ba	809 sf	\$853	2026-01-17
\$830,000	2 / 2ba	985 sf	\$843	2025-09-04
\$852,500	2 / 2ba	1031 sf	\$827	2024-06-24

Value & Financing

Price Positioning

\$934 /sq ft

Active listings here average **\$934/sf** vs **\$1124/sf** across Ambleside.

17% below area average

Mortgage Snapshot

\$4,550 /mo

Entry price (from) **\$950,000**

20% down payment **\$190,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1973

LEVELS
10

SUITES
38

CONSTRUCTION
Concrete

EXTERIOR
Concrete

TITLE TO LAND
Freehold Strata

STRATA PLAN
VAS113

MANAGEMENT
**Pacific Asset
Management
Corporation**

Overview

Lioncrest - 1745 Esquimalt Avenue West Vancouver, BC V7V 1R7, VAS113 - Located in the popular Ambleside area of West Vancouver on Esquimalt Avenue and 17 Street. This is a convenient 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. Lioncrest offers ten levels with 38 beautiful homes built in 1973 that are professionally managed by Stratawest 604-904-9595. Most homes feature spacious floor plans, plenty of windows to brighten living spaces, insuite laundry and private balconies with beautiful views of mountain ranges, the ocean and city surrounding. Lioncrest is a well maintained and offers wheelchair access, elevators, secured parking, visitor parking, manicured gardens and a recreation centre. A unique feature is the common penthouse lounge with a fireplace and kitchen that is available for hosting social events or relaxing. This building is located on a quiet cul-de-sac in a sought after neighbourhood in West Vancouver - Live at Lioncrest!

Amenities & Features

- ✓ Bike Room
- ✓ Recreation Center
- ✓ Storage
- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
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