

BUILDING BROCHURE

LUMIERE - 1863 ALBERNI BUILDING

1863 Alberni St. · Vancouver, BC V6G 3H8 · West End



Scan to view online





3 FOR SALE
FROM \$1,288,000

1 SOLD · 12 MO
\$1,500,000–\$1,500,000



Unit Mix

2 Bedroom

9 units
987 – 1,507 sf
from \$1,080,000

3 Bedroom

2 units
1,283 – 2,328 sf
from \$1,300,000

For Sale in Lumiere - 1863 Alberni Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,695,000	2 / 2	1264 sf	\$1,341	1001 1863 ALBERNI STREET
\$1,680,000	2 / 2	1272 sf	\$1,321	301 1863 ALBERNI STREET
\$1,288,000	2 / 2	996 sf	\$1,293	1602 1863 ALBERNI STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,500,000	2 / 2ba	1296 sf	\$1,157	2026-03-10
\$3,500,000	3 / 3ba	2328 sf	\$1,503	2023-05-17
\$1,505,000	2 / 2ba	1018 sf	\$1,478	2022-03-16
\$1,532,000	2 / 2ba	1018 sf	\$1,505	2022-02-20

Value & Financing

Price Positioning

\$1318 /sq ft

Mortgage Snapshot

\$6,169 /mo

Active listings here average **\$1318/sf** vs **\$1207/sf** across West End.

9% above area average

Entry price (from) **\$1,288,000**

20% down payment **\$257,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT

2002

LEVELS

18

SUITES

59

CONSTRUCTION

Concrete

EXTERIOR

Concrete

TITLE TO LAND

Freehold Strata

STRATA PLAN

LMS4717

Overview

Lumiere - 1863 Alberni St, Vancouver, BC V6G, Canada, Strata Plan Number LMS4717, 18 levels, 59 units in the development, was built in 2002. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management and Recreation Facility. Closest grocery stores are Safeway, Windsor Market and Whole Foods Market. Nearby parks include Devonian Harbour Park, Marina Square and Cardero Park. Nearby schools include Online ESL Writing Tutor, All Season Instruction and Piano Lessons - Alejandro Ochoa (D. Mus, M.Mus). Nearby restaurants include Yoshi, Rio Brazilian Steakhouse and Ciao Bella Ristorante Italiano & Piano Bar. Walking distance child care services Little Sprout Pre-School, Pooh Corner Day Care Centre and West End Home Child Care.

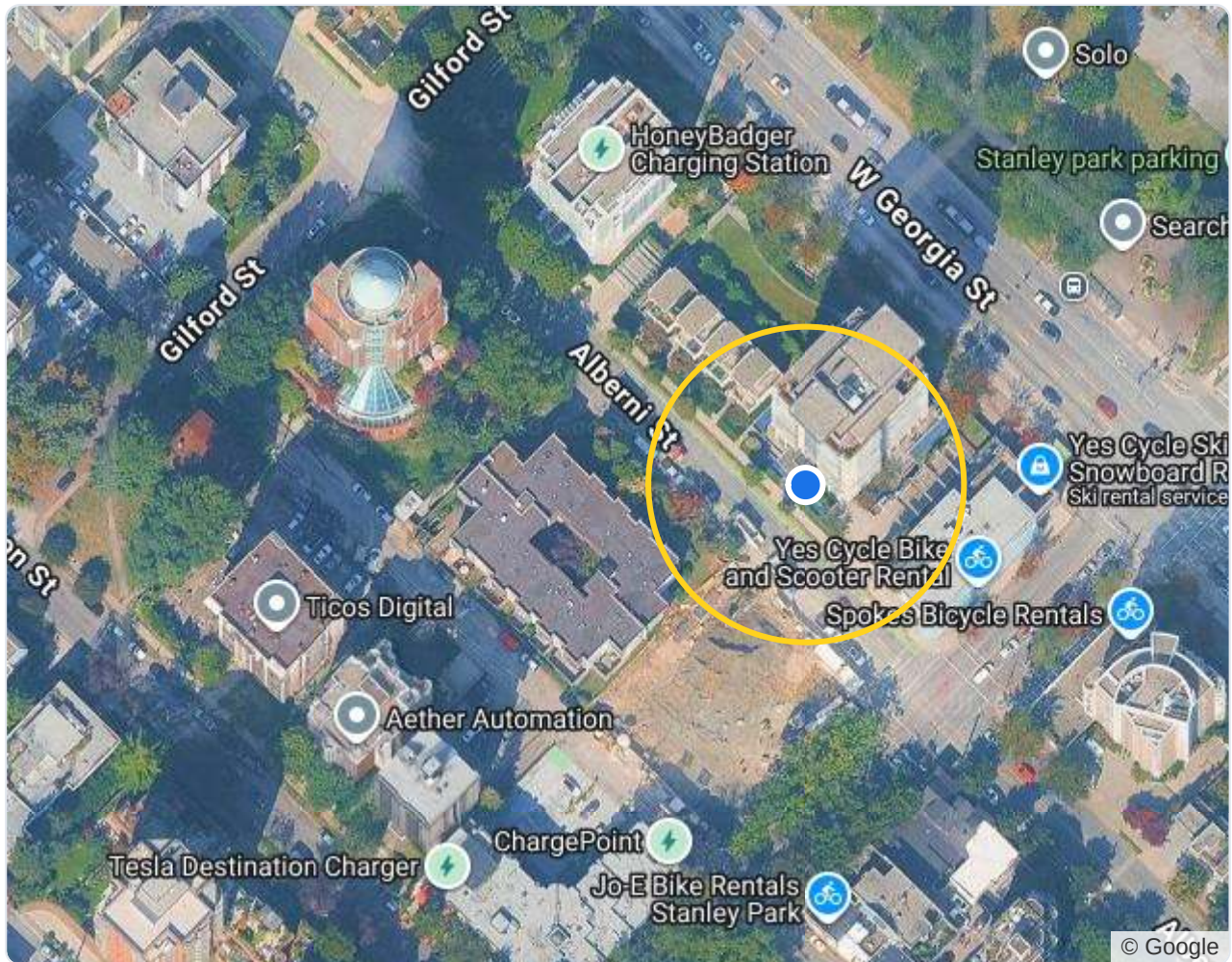
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Garden
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — West End

The West End is located in the most densely populated, intensively active portion of the Lower Mainland. It shares the peninsula with the Downtown, Central Business District and Stanley Park. Until the turn of the century, the West End was only sparsely settled, due to its distance from the old Granville Townsite (Gastown). The West End is home to a mixed population, old and young, of Canadians, immigrants and international transient residents. Close to 45,000 people of all a...

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 · bcondos.net



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