

BUILDING BROCHURE

WESTPARK HOUSE

1928 Nelson St. · Vancouver, BC V6G 1N2 · West End



Scan to view online



1 FOR SALE
FROM \$779,900

3 SOLD · 12 MO
\$640,000–\$1,240,000


12-MO SOLD TREND
43.4

Unit Mix

1 Bedroom

12 units
617 – 738 sf
from \$629,900

2 Bedroom

3 units
896 – 1,002 sf
from \$962,500

For Sale in Westpark House & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,900	1 / 1	738 sf	\$1,057	304 1928 NELSON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,240,000	2 / 2ba	1002 sf	\$1,238	2026-03-21
\$640,000	1 / 1ba	635 sf	\$1,008	2025-12-06
\$690,000	1 / 1ba	671 sf	\$1,028	2025-10-27
\$727,000	1 / 1ba	680 sf	\$1,069	2024-10-20

Value & Financing

Price Positioning

\$1057 /sq ft

Active listings here average **\$1057/sf** vs **\$1233/sf** across West End.

14% below area average

Mortgage Snapshot

\$3,735 /mo

Entry price (from) **\$779,900**

20% down payment **\$155,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1238	MANAGEMENT First Service Residential

Overview

Westpark House - 1928 Nelson Street, Vancouver, BC V6G 1N2, Canada, Strata Plan LMS1238, 4 levels, 41 units in the development. Completed 1994. Crossroads are Nelson Street and Gilford Street located in Vancouver. Maintenance fees include Garbage Pickup, Gardening, Gas, Hot Water and Management. Closest grocery stores are C South Van Produce Ltd, Denman Market and No Frills. Nearby schools include Pooh Corner Day Care Centre, King George Secondary School, Lord Roberts Elementary School and Lord Roberts Annex Elementary School to mention a few. Nearby parks include Devonian Harbour Park and English Bay Beach Park. Walking distance restaurants include Lindmeier's Docks Unlimited, European University Of Chinese Medicine and Zev's.

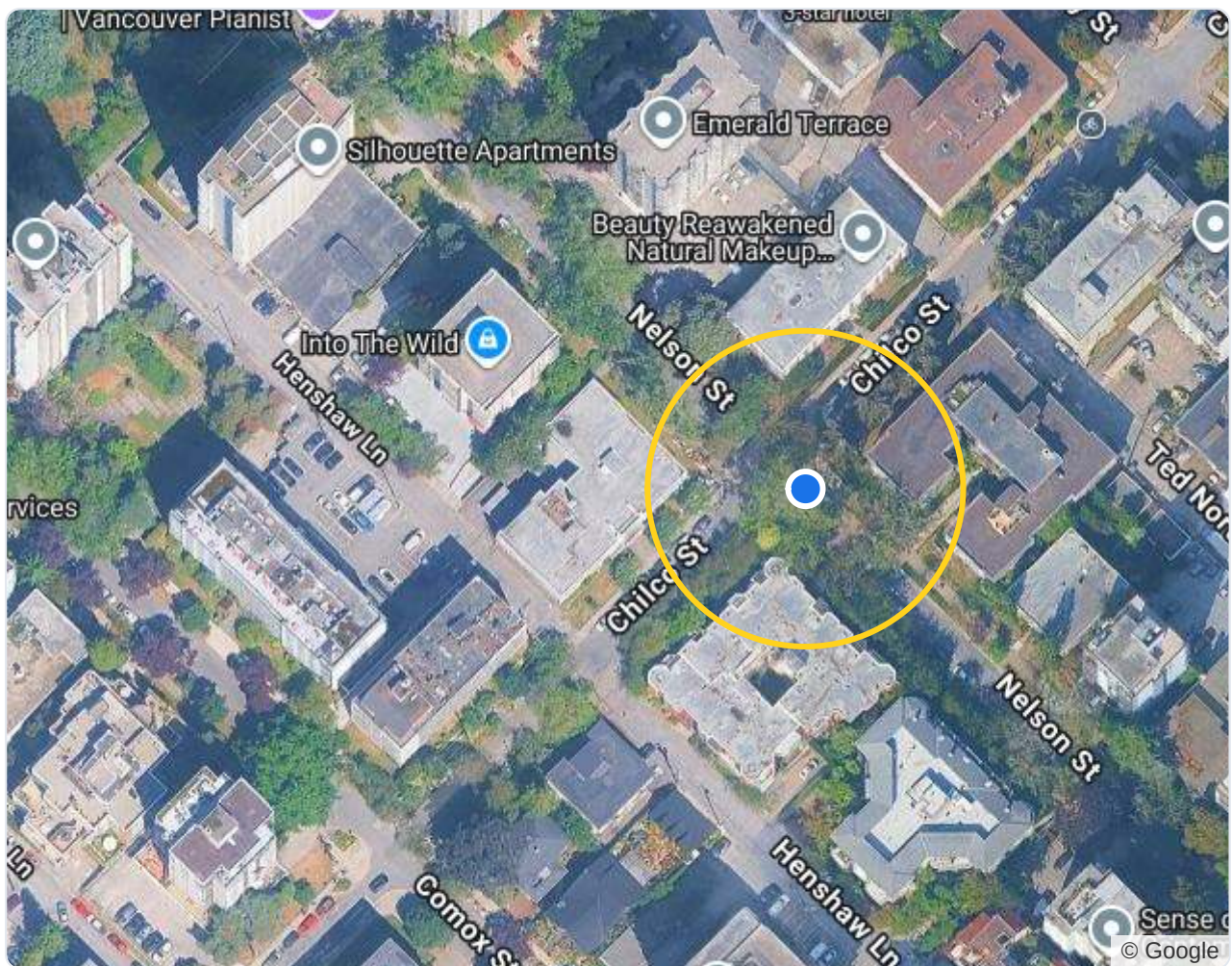
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

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