

BUILDING BROCHURE

# DEVONSHIRE HOUSE

2083 33rd Ave. · Vancouver, BC V6M 4M6 · Quilchena



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**3** FOR SALE  
FROM \$768,000

**4** SOLD · 12 MO  
\$899,000–\$2,200,000



## Unit Mix

### 1 Bedroom

7 units  
632 – 790 sf  
from \$667,000

### 2 Bedroom

21 units  
800 – 1,015 sf  
from \$856,000

### 3 Bedroom

9 units  
1,188 – 1,704 sf  
from \$1,175,000

## For Sale in Devonshire House & Complex

3 currently active

| ASKING      | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS         |
|-------------|--------------|--------|---------|------------------------|
| \$1,053,000 | 2 / 2        | 957 sf | \$1,100 | 2083 W 33RD AVENUE     |
| \$899,000   | 2 / 2        | 825 sf | \$1,090 | 425 2083 W 33RD AVENUE |
| \$768,000   | 1 / 1        | 790 sf | \$972   | 307 2083 W 33 AVENUE   |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,035,000 | 2 / 2ba | 996 sf  | \$1,039 | 2026-06-19 |
| \$899,000   | 2 / 2ba | 856 sf  | \$1,050 | 2026-05-16 |
| \$2,200,000 | 3 / 3ba | 1704 sf | \$1,291 | 2026-04-13 |
| \$951,888   | 2 / 2ba | 921 sf  | \$1,034 | 2026-03-26 |

## Value & Financing

### Price Positioning

**\$1054** /sq ft

Active listings here average \$1054/sf vs \$1209/sf across Quilchena.

13% below area average

### Mortgage Snapshot

**\$3,678** /mo

Entry price (from) \$768,000  
20% down payment \$153,600  
Rate / amortization 5.24% · 25 yr

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

|                           |                                         |                              |                                              |
|---------------------------|-----------------------------------------|------------------------------|----------------------------------------------|
| YEAR BUILT<br><b>2003</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>102</b>         | CONSTRUCTION<br><b>Frame - Wood</b>          |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS536</b> | MANAGEMENT<br><b>Profile Properties Ltd.</b> |

## Overview

Devonshire House - 2083 West 33rd Avenue, Vancouver, BC V6M 4M6, Canada strata plan BCS536 - Devonshire House is a 4-level building - 102 condo. Completed 2003. Managed by Vancouver Condo 604-684-6291. Crossroads are 33rd Avenue West and Arbutus Street Vancouver. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. Walk a few steps to public transit, Quilchena Park, Arbutus Shopping Center and Arbutus Club. The school catchment is Shaughnessy Elementary School and Prince of Wales Secondary. Maintenance fees include caretaker, garbage pick up, gardening, hot water, management and recreation facility. Features include bike room, elevator, exercise centre and in suite laundry.

## Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Elevator
- ✓ In Suite Laundry

## Maintenance Fees Include

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

## Location



## Neighbourhood & Walkability — Quilchena

Quilchena, which in first nations language translates to “flat place near the water,” has a history that goes back to the 1960s. The Canadian Pacific Railway, which owned the land, historically leased it to the Quilchena Golf Course. In 1965, the lease expired and the Vancouver park board bought the eastern area of the golf course for the park. The western portion became Prince of Wales secondary school. source: [vancouver.sun.com](http://vancouver.sun.com)...

Full Walk Score® at [walkscore.com](http://walkscore.com).



**Les Twarog**

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