

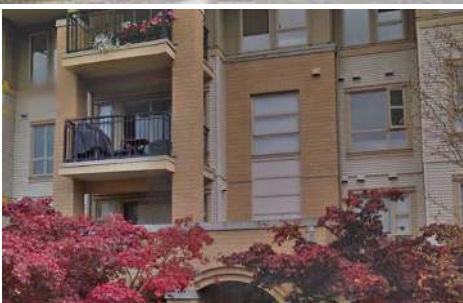
BUILDING BROCHURE

WINSLOW COMMONS

2338 Western Pkwy. · Vancouver, BC V6T 2H7 · University



Scan to view online



2 FOR SALE
FROM \$818,000

12-MO SOLD TREND
-10.4

Unit Mix

1 Bedroom

3 units
619 – 663 sf
from \$644,000

2 Bedroom

20 units
804 – 1,013 sf
from \$745,000

For Sale in Winslow Commons & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$928,000	2 / 2	847 sf	\$1,096	208 2338 WESTERN PARKWAY
\$818,000	2 / 2	847 sf	\$966	108 2338 WESTERN PARKWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	2 / 2ba	837 sf	\$926	2025-09-04
\$858,000	2 / 2ba	860 sf	\$998	2025-08-10
\$1,050,000	2 / 2ba	947 sf	\$1,109	2025-05-18
\$644,000	1 / 1ba	619 sf	\$1,040	2025-03-17

Value & Financing

Price Positioning

\$1031 /sq ft

Active listings here average **\$1031/sf** vs **\$1487/sf** across University.

31% below area average

Mortgage Snapshot

\$3,918 /mo

Entry price (from) **\$818,000**

20% down payment **\$163,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2001	LEVELS 4	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN LMS4482	DEVELOPER Polygon
MANAGEMENT First Service Residential			

Overview

Winslow Commons -2338 Western Pkwy, Vancouver, BC V6T 2H7, Canada 4 levels, 64 units, built 2001, crossing roads: Western Parkway and Toronto Row. Situated within a vibrant University of British Columbia campus, close at hand are top education opportunities at all levels, an array of hiking and biking trails, convenient new shopping, you will find Winslow Commons - a prepaid leasehold building built by Polygon in 2001 and includes 64 suites on 4 floors.

This limited collection of one and two bedroom apartments reflects an urban West Coast contemporary architecture with a pleasing light colored brick exterior. Contemporary interiors boast open-plan layouts, wood, carpet or laminate flooring, cozy fireplaces, granite or laminate countertops, luxury appliances, and big oval shaped soaker tubs. Spacious balconies invite outdoor entertaining, and each home comes with a parking, a storage locker and in-suite laundry.

Tucked next the magnificence of glory, beauty and privacy of the most luxurious greenery, plants, flowers and trees, Winslow Commons condos are a short walk to Pacific Spirit Park's 1,900 acres of gorgeous forest, trails and beaches, as well as the new Wesbrook Village Centre including a community centre, Save-On Foods, small neighborhood shops and services such as a hair salon, florist, bank, bakery, cafe's and restaurants. UBC Hospital, Chan Centre for the Performing Arts and the Museum of Anthropology are just a stone throws away from your front doorstep. For children, there is the UBC Child Care, one of the best in BC, while University Hill Elementary and High School are consistently ranked among the top public schools in Canada.

[View the interactive map of UBC](#)

Amenities & Features

- | | |
|--------------------|----------|
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|--------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Snow Removal |

Location



Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be built at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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



Les Twarog

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