

BUILDING BROCHURE

CITTI

238 WEST Broadway Ave. · Vancouver, BC V5Y 0L2 · Mount Pleasant



Scan to view online



2 FOR SALE
FROM \$619,900

1 SOLD · 12 MO
\$815,000–\$815,000


12-MO SOLD TREND
20.7

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



Unit Mix

1 Bedroom

11 units
500 – 610 sf
from \$613,500

2 Bedroom

8 units
701 – 1,164 sf
from \$772,000

For Sale in Citti & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	1 / 1	575 sf	\$1,209	802 238 W BROADWAY
\$619,900	1 / 1	590 sf	\$1,051	707 238 W BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$815,000	2 / 1ba	703 sf	\$1,159	2026-02-06
\$772,000	2 / 1ba	701 sf	\$1,101	2025-07-22
\$613,500	1 / 1ba	500 sf	\$1,227	2025-04-28
\$665,000	1 / 1ba	605 sf	\$1,099	2025-04-21

Value & Financing

Price Positioning

\$1130 /sq ft

Active listings here average **\$1130/sf** vs **\$1131/sf** across Mount Pleasant.

In line with the area

Mortgage Snapshot

\$2,969 /mo

Entry price (from) **\$619,900**

20% down payment **\$123,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 8	SUITES 57	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold	STRATA PLAN EPS3524	DEVELOPER Coromandel Properties
ARCHITECT W.t. Leung Architects Inc.		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Citti - 238 West Broadway, Vancouver, BC V5Y 0L2, Canada. Crossroads are Alberta Street and Columbia Street. Citti is 8 stories with 57 units. built 2017. Developed by CM Bay Properties. Architecture by W.T. Leung Architects Inc. Interior design by Occupy Design. With spectacular views of the mountains and the city skyline, Citti is the newest landmark in the City Hall-Broadway neighbourhood. Easy and walkable access to major amenities, the Broadway-City Hall SkyTrain Station, and local shopping make the location of Citti very compelling. Whole Foods, Starbucks, Canadian Tire, Best Buy, and Mountain Equipment Co-op are some of Citti's large brand neighbourhood retailers. Nearby parks include Jonathan Rogers Park, Major Matthews Park and Mount Pleasant Park. Nearby schools include St. Patrick's Elementary School, Simon Fraser Elementary School, Blessed Sacrament Elementary School, Edith Cavell Elementary School and Gateway College and Bellydance Vancouver. The closest grocery stores are Joti's Nofrills, A & L Market and Save-On-Foods. Nearby coffee shops include Aperture coffee bar, Milano Coffee Roasters and The Edge Cafe. There are 229 restaurants within a 15 minute walk including Fatburger, Frankie Burger West Broadway and Cafe Tica.

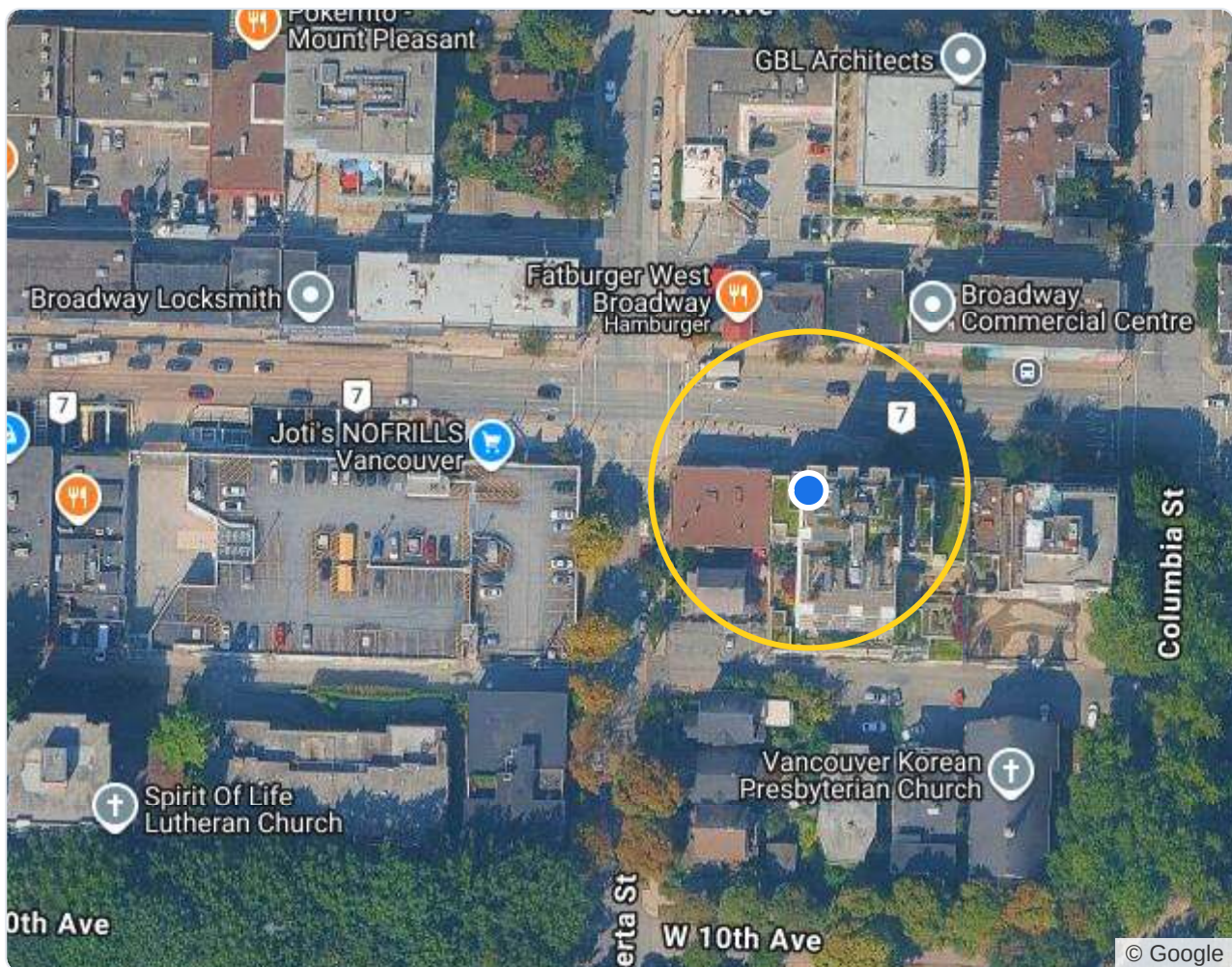
Amenities & Features

- | | |
|--------------------|----------|
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|-------------|-------------|
| ✓ Caretaker | ✓ Hot Water |
|-------------|-------------|

Location



Neighbourhood & Walkability — Mount Pleasant

Mount Pleasant is a vibrant and eclectic area known for its unusual stores, heritage buildings, artistic residents, and arts-focused festivals. The area is popular with first-time homebuyers, urban professionals, and families. Mount Pleasant runs from False Creek southeast and up the slope toward the busy Mount Pleasant shopping district, where Broadway, Kingsway, and Main Street meet. (source: vancouver.ca) Mount Pleasant is known as one of the more up and coming neighbourho...

Full Walk Score® at walkscore.com.



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