

BUILDING BROCHURE

# WESTCOTT COMMONS

2388 Western Pkwy. · Vancouver, BC V6T 1W6 · University



Scan to view online



**2** FOR SALE  
FROM \$799,000

**6** SOLD · 12 MO  
\$652,000–\$912,500



# Unit Mix

## 1 Bedroom

6 units  
631 – 690 sf  
**from \$605,000**

## 2 Bedroom

26 units  
810 – 1,000 sf  
**from \$740,000**

# For Sale in Westcott Commons & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS           |
|------------------|--------------|--------|---------|--------------------------|
| <b>\$998,000</b> | 2 / 2        | 931 sf | \$1,072 | 318 2388 WESTERN PARKWAY |
| <b>\$799,000</b> | 2 / 2        | 835 sf | \$957   | 214 2388 WESTERN PARKWAY |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF   | DATE       |
|------------------|---------|--------|---------|------------|
| <b>\$828,000</b> | 2 / 2ba | 909 sf | \$911   | 2026-05-14 |
| <b>\$652,000</b> | 1 / 1ba | 631 sf | \$1,033 | 2026-03-23 |
| <b>\$660,000</b> | 1 / 1ba | 631 sf | \$1,046 | 2026-03-19 |
| <b>\$769,000</b> | 2 / 2ba | 810 sf | \$949   | 2026-03-10 |

# Value & Financing

## Price Positioning

**\$1014** /sq ft

Active listings here average **\$1014/sf** vs **\$1488/sf** across University.

**32% below area average**

## Mortgage Snapshot

**\$3,827** /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                                      |                               |                                     |
|---------------------------|------------------------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2005</b> | LEVELS<br><b>4</b>                                   | SUITES<br><b>72</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Leasehold<br/>Prepaid-strata</b> | STRATA PLAN<br><b>BCS1469</b> | DEVELOPER<br><b>Polygon</b>         |

## Overview

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Westcott Commons - 2388 Western Parkway, Vancouver, BC V6T 1W6, Canada. Strata Plan BCS1469. Crossroads are Western Parkway Agronomy Road located in Vancouver. This development is 4 storeys with 72 condo units. Completed 2055. Maintenance fees includes garbage pickup, gardening, hot water and management. Built by well known developer Polygon, Westcott Commons is a limited collection of distinguished apartment residences designed in harmony with the natural beauty of the University Endowment Lands. Features include granite kitchen counter, stainless steel premium appliances, washer/dryer, dishwasher, gas stove, sink waste disposal, gas fireplace, security alarm system, concrete balcony.

The building has security cameras, enterphone and FOB access to the building and individual floors. One underground secured parking space. Underground visitor parking is also available. This is a very secure 4 storey condo building with friendly residents. Only a 5 min. walk to several bus routes for access to all areas of Vancouver and beyond. < This area is an oasis in the city, close to the downtown core (20 min. by bus) yet a world away from the hustle and bustle of the congested downtown. Live surrounded by the University Endowment lands and Pacific Spirit Park with miles of trails and quite pathways at your door. Only a short walk, jog or bike ride to miles of breathtaking beaches. Walk to UBC Golf Club, the Aquatics Centre, Botanical Gardens, Museum of Anthropology, Chan Centre, UBC library's, playing fields by the Olympic Hockey venue, Mahoney's pub and the Village shopping area that includes two banks, Starbucks, Gold's Gym, a pharmacy, Staples and much more. Also only a short 20 min. car ride from the airport for those frequent flyers! Don't miss this great opportunity to live in one of the most desirable areas in the lower mainland!

[View the interactive map of UBC](#)

## Amenities & Features

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

## Maintenance Fees Include

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

## 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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