

BUILDING BROCHURE

CAMBRIDGE GARDEN

2668 Ash St. · Vancouver, BC V5Z 4K4 · Fairview



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1 FOR SALE
FROM \$950,000

4 SOLD · 12 MO
\$589,000–\$778,000

12-MO SOLD TREND
-30.7

Unit Mix

1 Bedroom 8 units 644 – 788 sf from \$578,000	2 Bedroom 28 units 753 – 1,437 sf from \$592,000	3 Bedroom 3 units 1,102 – 2,050 sf from \$1,050,000
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For Sale in Cambridge Garden & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$950,000	2 / 2	1382 sf	\$687	1301 2628 ASH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$592,000	2 / 2ba	1128 sf	\$525	2026-07-19
\$668,000	2 / 2ba	1253 sf	\$533	2026-07-05
\$589,000	1 / 1ba	719 sf	\$819	2025-12-01
\$778,000	2 / 2ba	1099 sf	\$708	2025-09-30

Value & Financing

Price Positioning \$687 /sq ft Active listings here average \$687/sf vs \$1147/sf across Fairview. 40% below area average	Mortgage Snapshot \$4,550 /mo Entry price (from) \$950,000 20% down payment \$190,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1990	LEVELS 19	SUITES 185	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2443	

Overview

Cambridge Gardens at 2668 Ash Street, Vancouver, BC V5Z 4K4, Strata Plan # VAS2443, 19 Levels, 177 units, built 1989. Located in the Fairview area of Vancouver West, at the crossroads of

Ash Street and West 10th Avenue. Cambridge Gardens is a high-rise building that offers 181 units and was built in 1989. Some of the features offered by this building include bike room, pool indoor, guest suite, sauna, storage, whirlpool, parking and elevator.

Cambridge Gardens has a great central location with City Square Shopping Mall and Safeway just steps away. 3-minute walk to Canada Line and Broadway shopping. Vancouver General Hospital is also only a few blocks away. Minutes from Drake Medox College, Ray's Beauty School, Victor College, Blessed Sacrament School, Gateway College, College Educacentre and Edith Cavell Elementary. Walking distance to City Square, Everybody Loves Veggies, Dairy Queen / Orange Julius, Kirin Restaurant, Sha Lin Noodle House, La Taqueria, Peaceful Restaurant, Cactus Club Cafe, Original Joe's Restaurant & Bar, White Spot Restaurants, mongoliegrill and Tropika On Cambie. A short drive to the BC Cancer Agency, Vancouver Coastal Health, University Of British Columbia, False Creek Healthcare Centre, Willow Women's Clinic, Serenity Therapeutic Massage and Vancouver General Hospital. Nearby parks include Willow Park, Major Matthews Park, Jonathan Rogers Park, Heather Park, Charleson Park, Mount Pleasant Park and Choklit Park.

A special assessment of \$100K+ coming up (as of 2015) for Windows, roof, envelope, plumbing

Amenities & Features

- | | |
|----------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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