

BUILDING BROCHURE

SHAUGHNESSY GATE

2988 Alder St. · Vancouver, BC V6H 4C3 · Fairview



Scan to view online



2 SOLD · 12 MO
\$835,000–\$1,225,000

12-MO SOLD TREND
36.5

Unit Mix

1 Bedroom 6 units 823 – 946 sf from \$763,000	2 Bedroom 12 units 923 – 1,589 sf from \$905,000	3 Bedroom 1 unit 1,651 – 1,651 sf from \$1,660,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,225,000	2 / 2ba	1283 sf	\$955	2026-06-23
\$835,000	1 / 1ba	933 sf	\$895	2026-01-30
\$1,660,000	3 / 2ba	1651 sf	\$1,005	2025-07-29
\$763,000	1 / 1ba	842 sf	\$906	2025-04-08

YEAR BUILT 1992	LEVELS 12	SUITES 67	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS276	MANAGEMENT 604 Real Estate

Overview

Shaughnessy Gate at 2988 Alder Street, Vancouver, BC V6H 4C3 - LMS276. Located in Fairview area of Vancouver West, at the crossroads of Alder Street and West 14th Avenue. Shaughnessy Gate is a high-rise building that offers 67 units over 12 levels and was built in 1992. Some of the features offered by this building include in-suite laundry, elevator, tennis court, parking and fireplace.

Shaughnessy Gate has exceptional value located on a huge lot at South Granville neighborhood.

Just steps away you may enjoy the School Board Vancouver, International House Vancouver - Moder, Eveline Charles Academy Vancouver and Pacific Coast Community College.

At a walking distance to very know stores like Ten Hachi, Kai Sushi Bar, Zaccary's Pizza, De Dutch Pannekoek House, Red Door Pan Asian Grill and The Ouisi Bistro.

An entertainment ride in a few minutes to Shaughnessy Park, Choklit Park, Granville Park, Heather Park and Douglas Park.

Close to South Granville are health centers such as Laser & Skin Care Centre, Hycroft Chiropractic & Massage, Providence Health Care, BodaHealth, Elizabeth Bagshaw Women's Clinic, Broadway Cosmetic Plastic Surgery Centre, Genesis Fertility Centre and AIM Medical Imaging.

Centrally located is a key, between Oak & Granville.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management

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...

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