

BUILDING BROCHURE

HIGHGATE - 3150 58TH BUILDING

3150 EAST 58th Ave. · Vancouver, BC V5S 3S9 · Champlain Heights



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1 FOR SALE
FROM \$1,150,000

1 SOLD · 12 MO
\$1,090,000–\$1,090,000



Unit Mix

2 Bedroom

2 units
1,569 – 1,632 sf
from \$916,000

3 Bedroom

7 units
2,013 – 2,064 sf
from \$1,100,000

4 Bedroom

7 units
1,617 – 2,482 sf
from \$899,000

5 Bedroom

1 unit
2,039 – 2,039 sf
from \$935,000

For Sale in Highgate - 3150 58th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,150,000	3 / 3	2039 sf	\$564	80 3180 E 58 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,090,000	4 / 4ba	2039 sf	\$535	2026-06-21
\$1,250,000	3 / 4ba	2013 sf	\$621	2025-08-07
\$1,282,000	4 / 3ba	2467 sf	\$520	2025-02-23
\$1,081,000	2 / 2ba	1569 sf	\$689	2025-02-04

Value & Financing

Price Positioning

\$564 /sq ft

Active listings here average \$564/sf vs \$828/sf across Champlain Heights.

32% below area average

Mortgage Snapshot

\$5,508 /mo

Entry price (from) \$1,150,000

20% down payment \$230,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
1974

LEVELS
3

SUITES
104

CONSTRUCTION
Frame - Wood

EXTERIOR
Wood

TITLE TO LAND
Freehold Strata

STRATA PLAN
VAS111

MANAGEMENT
**Wynford Strata
Management**

Overview

Highgate - 3150 E 58 Avenue, Vancouver, BC V5S 4L5, VAS111 - located in Champlain Heights area of Vancouver East, near the crossroads E 58th Avenue and Kerr Street. The Highgate is only steps to Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House Daycare, Captain James Cook Elementary, Ecole Anne Hebert Elementary and Kopernik Lodge. You can enjoy your favorite coffee at Starbucks or have your dinner at 54th Avenue Cafe that are within minutes from the complex. Fraserview Golf Course, Everett Crowley Park, Champlain Market, Champlain Heights Park, Community Centre, Village Market and Champlain Heights Annex are in the neighbourhood. The bus stops next to the complex. Patterson Skytrain Station is a couple of blocks from the Highgate. The complex has an easy access to Trans-Canada Hwy1 that makes it easy to commute. The Highgate was built in 1975. It has frame-wood construction with wood exterior finishing. There are 104 units in development and in strata. Two pets are allowed. The features are clubhouse, in-suite laundry, indoor pool, sauna and garden. Most homes offer generous storage space, spacious and bright rooms. A lot of units have been renovated and offer new kitchen, stainless steel appliances, gas fireplace, great patio and new thermo windows.

Amenities & Features

- ✓ Club House
- ✓ Pool; Indoor
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Gardening
- ✓ Recreation Facility

Location



Les Twarog

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