

RHYTHM

3281 Kent Avenue North · Vancouver, BC V5S 0C4



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8 FOR SALE
FROM \$675,000

3 SOLD · 12 MO
\$520,000–\$685,000



Unit Mix

1 Bedroom

9 units
620 – 732 sf
from \$520,000

2 Bedroom

70 units
894 – 1,070 sf
from \$620,000

3 Bedroom

1 unit
1,666 – 1,666 sf
from \$1,410,000

For Sale in RHYTHM & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$838,000	2 / 2	1025 sf	\$818	502 3281 E KENT AVENUE NORTH
\$799,000	2 / 2	1027 sf	\$778	305 3281 E KENT AVENUE NORTH
\$775,000	2 / 2	1070 sf	\$724	502 3263 PIERVIEW CRESCENT
\$758,000	2 / 2	933 sf	\$812	406 3263 PIERVIEW CRESCENT
\$718,000	2 / 2	908 sf	\$791	1106 3281 E KENT AVENUE NORTH
\$678,000	2 / 2	934 sf	\$726	711 3281 E KENT AVENUE NORTH
\$677,900	2 / 2	915 sf	\$741	1006 3281 E KENT AVENUE NORTH
\$675,000	2 / 2	918 sf	\$735	601 3281 E KENT AVENUE NORTH

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$555,000	1 / 1ba	732 sf	\$758	2026-07-03
\$685,000	2 / 2ba	929 sf	\$737	2026-05-14
\$520,000	1 / 1ba	641 sf	\$811	2026-04-15
\$818,000	2 / 2ba	1024 sf	\$799	2025-07-21

Value & Financing

Price Positioning

\$766 /sq ft

Active listings here average **\$766/sf** vs **\$800/sf** across Vancouver.

4% below area average

Mortgage Snapshot

\$3,233 /mo

Entry price (from) **\$675,000**

20% down payment **\$135,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 1	SUITES 145	CONSTRUCTION Concrete
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4416	

Overview

Welcome to Rhythm. Rhythm is a 145-home strata residence located at 3281 Kent Avenue North in Vancouver. Completed in 2017, it is registered under Strata Plan EPS4416 and held as Freehold Strata. It sits near the intersection of Kent Avenue North & Kinross Street.

Residents enjoy an array of amenities including bike room, club house, elevator, exercise centre, in-suite laundry and storage, garage underground parking and baseboard / hot water heating.

Set in Vancouver, Rhythm offers a central location, golf course, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on [BCCondos.net](https://www.bccondos.net).

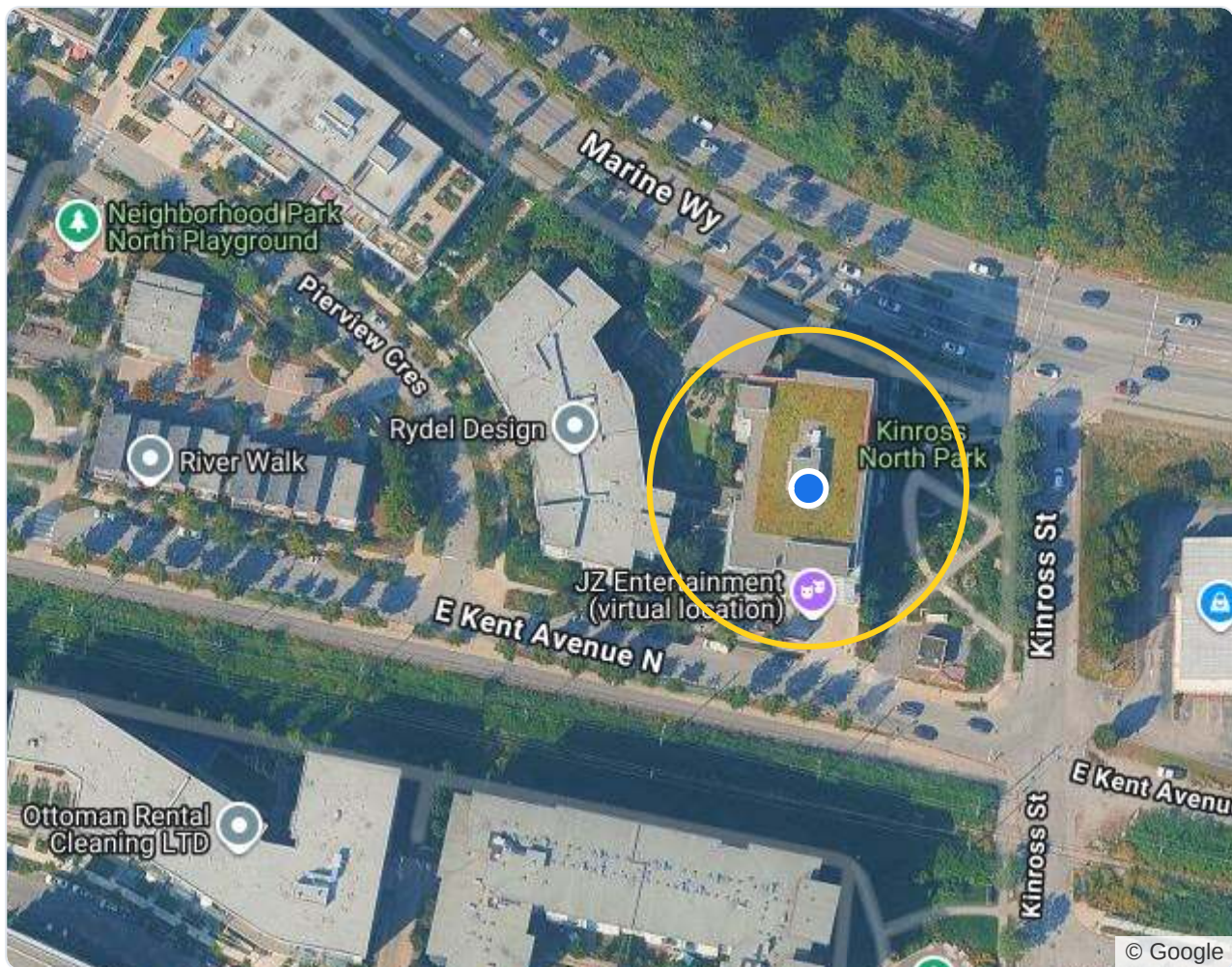
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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