

BUILDING BROCHURE

# PARK & METRO

338 WEST 64th Ave. · Vancouver, BC V5X 2L9 · Marpole



Scan to view online



**1** FOR SALE  
FROM \$1,628,000

**2** SOLD · 12 MO  
\$1,450,000–\$1,469,800

12-MO SOLD TREND  
-5.8

## Unit Mix

### 3 Bedroom

6 units

1,531 – 1,714 sf

from \$1,450,000

# For Sale in Park & Metro & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|-------------|--------------|---------|-------|----------------------|
| \$1,628,000 | 3 / 3        | 1637 sf | \$995 | 27 388 W 64TH AVENUE |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,469,800 | 3 / 3ba | 1680 sf | \$875   | 2026-07-13 |
| \$1,450,000 | 3 / 4ba | 1531 sf | \$947   | 2026-04-30 |
| \$1,655,000 | 3 / 3ba | 1637 sf | \$1,011 | 2023-01-27 |
| \$1,670,000 | 3 / 3ba | 1647 sf | \$1,014 | 2022-04-16 |

## Value & Financing

### Price Positioning

**\$995** /sq ft

Active listings here average **\$995/sf** vs **\$1067/sf** across Marpole.

7% below area average

### Mortgage Snapshot

**\$7,797** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$1,628,000   |
| 20% down payment    | \$325,600     |
| Rate / amortization | 5.24% · 25 yr |

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

|                                                 |                                         |                                   |                                     |
|-------------------------------------------------|-----------------------------------------|-----------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2017</b>                       | LEVELS<br><b>3</b>                      | SUITES<br><b>24</b>               | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Mixed</b>                        | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS4385</b>     | DEVELOPER<br><b>Marcon</b>          |
| ARCHITECT<br><b>Rositch Hemphill Architects</b> |                                         | MANAGEMENT<br><b>Confidential</b> |                                     |

## Overview

Park & Metro - 338 West 64th Avenue, Vancouver, BC V5X 2L9, Canada. Strata plan number EPP55403. Crossroads are Cambie Street and West 64th Avenue. This development has 24, 3-storey townhouses. Estimated completion in Winter/Spring of 2017. The townhomes are contemporary in design. The boutique residences offer up to three bedrooms and den, plus private yard. Developed by Marcon. Bright, contemporary interiors by highly-regarded Gannon Ross Interior Design. Contemporary Architecture designed by one of Vancouvers premier firmsRositch

Hemphill Architects. Maintenance fees includes garbage pickup, gardening, management, and snow removal.

Nearby parks include Winona Park, Ash Park and Cambie Park. Nearby schools are J. W. Sexsmith Elementary School, Pierre Elliott Trudeau Elementary School, Walter Moberly Elementary School, Sir Wilfrid Laurier Elementary School, Ideal Mini School, and Langara College. Nearby grocery stores are T & T Supermarket Inc., Punjab Food Center, Persia Foods Produce Markets, and Real Canadian Superstore.

Other building in complex: 7988 Yukon St, 7928 Yukon St

## Amenities & Features

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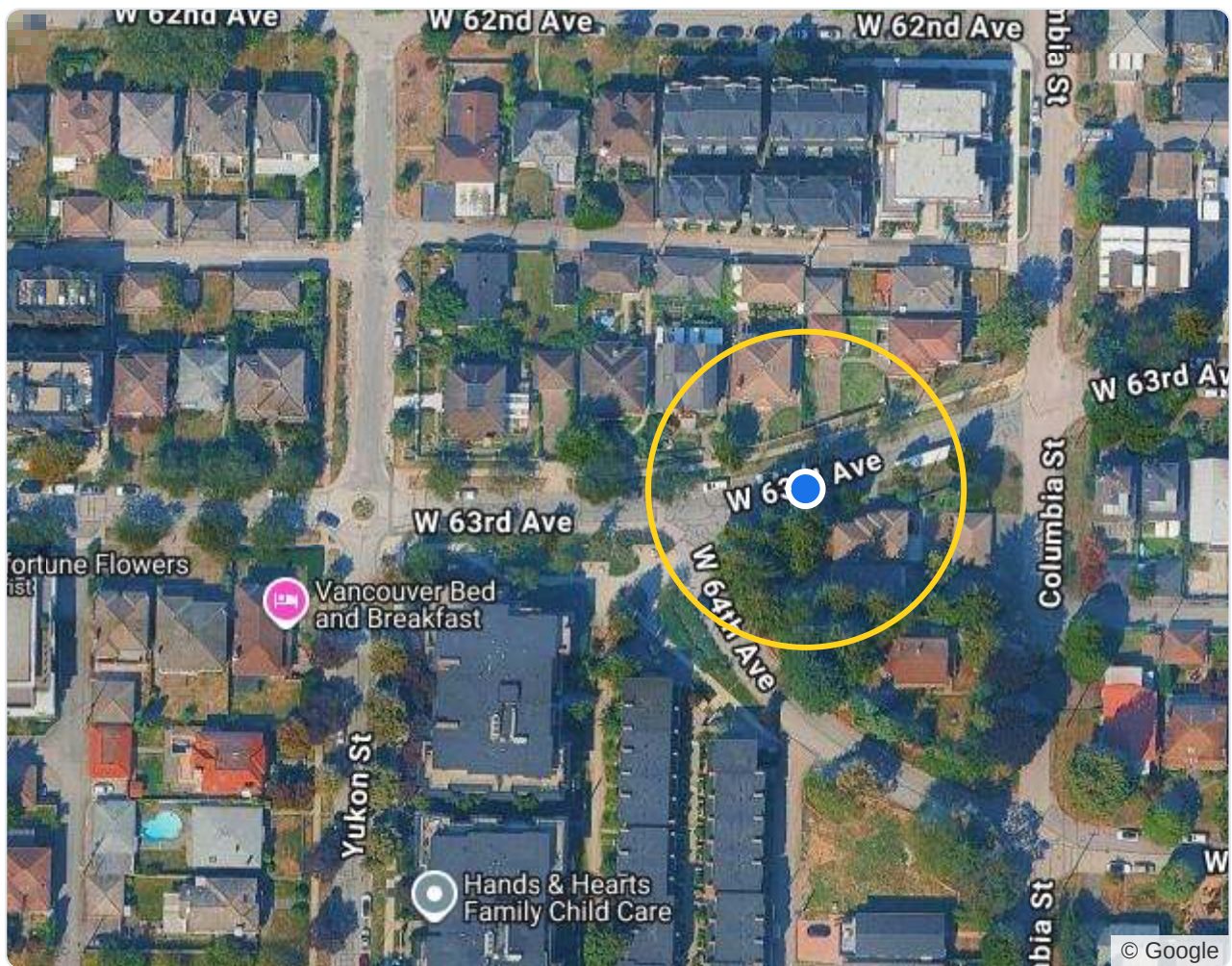
- |                     |                    |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ In Suite Laundry |
| ✓ Storage           |                    |

## Maintenance Fees Include

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- |                  |                |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening    |
| ✓ Management     | ✓ Snow Removal |

## Location



## Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



**Les Twarog**

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