

TRIO

4338 Commercial St. · Vancouver, BC V5N 4G6 · Victoria VE



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2 FOR SALE
FROM \$539,000

1 SOLD · 12 MO
\$542,000–\$542,000



Unit Mix

1 Bedroom

19 units
583 – 797 sf
from \$470,000

For Sale in Trio & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	1 / 1	636 sf	\$863	201 4338 COMMERCIAL STREET
\$539,000	1 / 1	636 sf	\$847	211 4338 COMMERCIAL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$542,000	1 / 1ba	583 sf	\$930	2026-05-22
\$470,000	1 / 1ba	595 sf	\$790	2025-06-21
\$722,500	1 / 1ba	708 sf	\$1,020	2023-08-02
\$500,000	1 / 1ba	596 sf	\$839	2023-04-16

Value & Financing

Price Positioning

\$855 /sq ft

Active listings here average **\$855/sf** vs **\$1006/sf** across Victoria VE.

15% below area average

Mortgage Snapshot

\$2,581 /mo

Entry price (from) **\$539,000**

20% down payment **\$107,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2012

LEVELS
4

SUITES
35

CONSTRUCTION
Concrete Frame

EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1330	DEVELOPER Vanlux Development
ARCHITECT Wilson Chang Architect Inc.			

Overview

Trio - 4338 Commercial Street, Vancouver, BC V5N 4G6, Strata Plan No. BCP45015, 4 levels, 35 units, Scheduled for completion in Winter 2012 - located at the corner of Commercial Drive and Kingsway in The Drive neighborhood of Vancouver. Trio is a unique low-rise complex with a contemporary design by Vanlux Development and Elegant Development Inc. Wilson Chang Architect Inc., Lot 30 Design Inc (interior designers) and Legend Real Estate Group round out the development team. Featuring a striking architecture with sleek lines, the building also has luxury interior including floor to ceiling windows, laminate flooring throughout entry, kitchen, living & dining room. The gourmet kitchens have stainless steel appliances, quartz counter tops, high gloss white or square slab walnut wood cabinetry, polished chrome Grohe faucets with contemporary porcelain tile backsplash. The elegant bathrooms include marble counters, white porcelain tiles floors and walls and chrome hardwood accessories. The building also features large open balconies, video surveillance, the ground floor retail, secured underground parkade and bike storage.

Trio is located in a prime location within walking distance of Nanaimo Sky Train Station and bus service along Kingsway, Commercial and Victoria drive. Access to downtown, UBC or even SFU and the tri-cities promises to be a snap. Trio is also surrounded by Lord Selkirk Elementary, Gladstone Secondary, John Hendry Park, Kensington Park, Vancouver Public Library and Price Smart Foods. Whether you want to be closer to work, shops, amenities, or just central to everything Vancouver has to offer, a condo at Trio Vancouver is the place to be.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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