

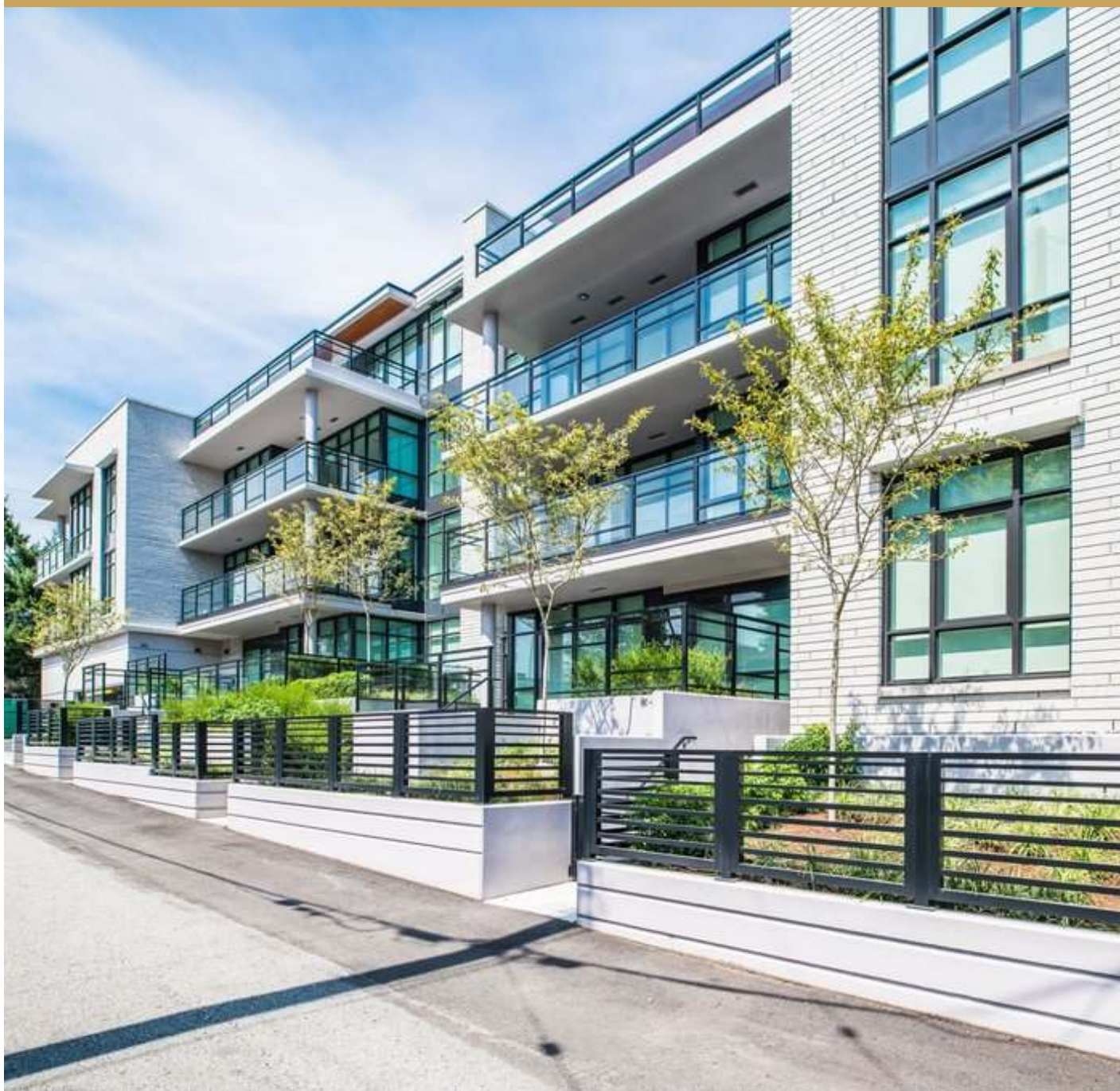
BUILDING BROCHURE

RESIDE

458 458-w-63rd Ave. · Vancouver, BC V5X 2J4 · Marpole



Scan to view online



3 FOR SALE
FROM \$829,800



Unit Mix

1 Bedroom

3 units
672 – 732 sf
from \$792,000

2 Bedroom

7 units
922 – 1,068 sf
from \$1,140,900

3 Bedroom

8 units
1,262 – 1,603 sf
from \$1,390,900

For Sale in Reside & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,038,000	3 / 3	1603 sf	\$1,271	404 458 W 63RD AVENUE
\$1,725,000	3 / 2	1262 sf	\$1,367	204 458 W 63RD AVENUE
\$829,800	1 / 1	672 sf	\$1,235	107 458 W 63RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,220,000	2 / 2ba	1030 sf	\$1,184	2025-05-27
\$1,555,000	3 / 2ba	1262 sf	\$1,232	2025-05-22
\$831,000	1 / 1ba	732 sf	\$1,135	2025-01-15
\$1,169,900	2 / 2ba	922 sf	\$1,269	2024-10-24

Value & Financing

Price Positioning

\$1291 /sq ft

Active listings here average **\$1291/sf** vs **\$1182/sf** across Marpole.

9% above area average

Mortgage Snapshot

\$3,974 /mo

Entry price (from) **\$829,800**
20% down payment **\$165,960**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2019	LEVELS 4	SUITES 33	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5939	DEVELOPER Marcon
ARCHITECT Rositch Hemphill Architects		MANAGEMENT Bay West	

Overview

Reside at 458 W 63rd Ave, Vancouver, BC V5X 2J4, Canada, Strata Plan Number EPS5939. Reside is a new condo development by Marcon. Located at corner road W 63rd Avenue and Nunavut Lane in the neighbourhood of West Vancouver. Comprised of 33 beautiful units with 4 stories. A collection of one, two and three bedroom units. Enjoy the beauty of the Langara area through extensive floor to ceiling windows, while experiencing the quiet of granite clad, concrete constructed home. Easy access to schools, shops, park, golf course and more amenities. Architect designed by Rositch Hemphill Architects.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Marpole



Exceptional — most errands on foot

346 dining 27 groceries 106 transit 6 parks 15 schools
within a 10-minute walk (~800 m)

Vancouver City Centre — 160 m

Club Pilates — 300 m

Terrace Smoke Shop — 190 m

UBC Robson Square — 50 m

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.

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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