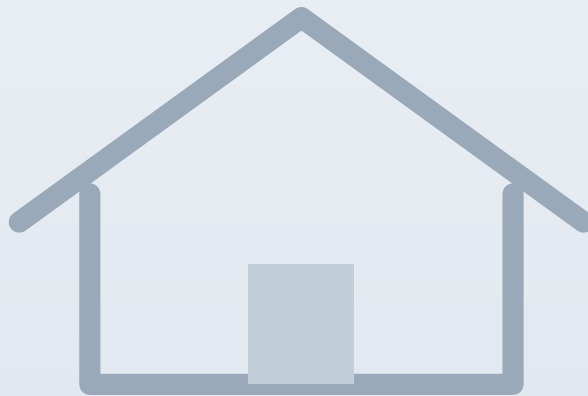


PARK HOUSE - 477 59TH BUILDING

477 59th Ave. · Vancouver, BC V5X 1X4 · South Cambie



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2 FOR SALE
FROM \$930,000

2 SOLD · 12 MO
\$650,000-\$750,000



Unit Mix

1 Bedroom

8 units
662 – 754 sf
from \$650,000

2 Bedroom

4 units
932 – 1,137 sf
from \$930,000

3 Bedroom

3 units
1,186 – 1,244 sf
from \$1,308,000

For Sale in Park House - 477 59th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,680,000	2 / 2	1115 sf	\$1,507	602 477 W 59TH AVENUE
\$930,000	2 / 1	932 sf	\$998	105 477 W 59TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$650,000	1 / 1ba	754 sf	\$862	2026-06-23
\$750,000	1 / 1ba	663 sf	\$1,131	2025-10-23
\$1,308,000	3 / 2ba	1186 sf	\$1,103	2024-11-08
\$1,345,000	2 / 2ba	1137 sf	\$1,183	2024-10-22

Value & Financing

Price Positioning

\$1252 /sq ft

Active listings here average **\$1252/sf** vs **\$1127/sf** across South Cambie.

11% above area average

Mortgage Snapshot

\$4,454 /mo

Entry price (from)	\$930,000
20% down payment	\$186,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2021	LEVELS 1	SUITES 86	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS7549	

Overview

Welcome to Park House. Park House is a 86-home strata residence located at 477 59Th Avenue in Vancouver, in the South Cambie neighbourhood. Completed in 2021, it is registered under Strata Plan EPS7549 and held as Freehold Strata. It sits near the intersection of 59th Avenue & Cambie Street.

Residents enjoy an array of amenities including clubhouse and playground, garage underground parking and forced air / heat pump heating.

Set in South Cambie, Vancouver, Park House offers shopping, playground, a central location, private and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

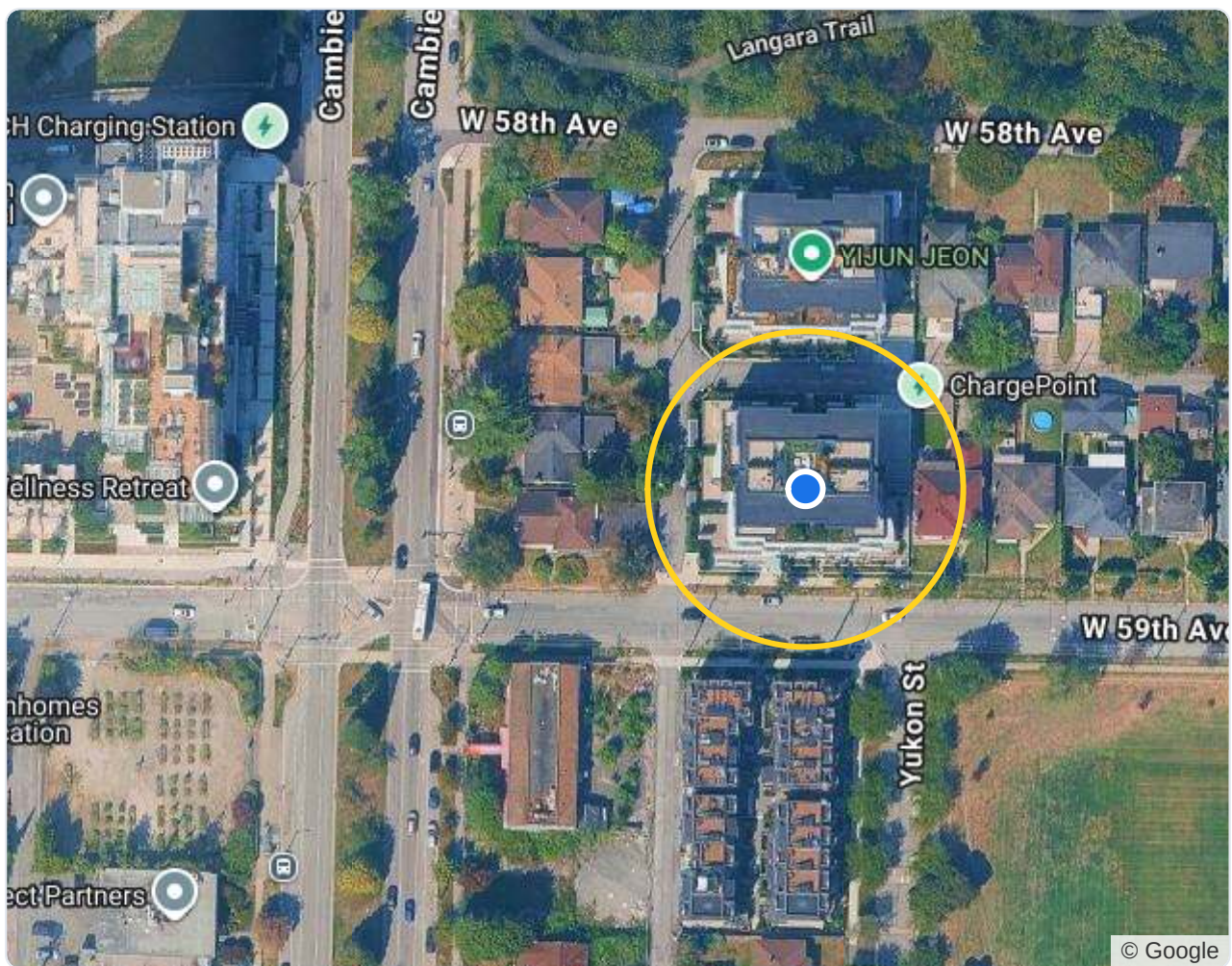
Amenities & Features

- ✓ Clubhouse
- ✓ Playground

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gas
- ✓ Management
- ✓ Snow Removal

Location



Neighbourhood & Walkability — South Cambie

South Cambie is a neighbourhood in the city of Vancouver, British Columbia, Canada, that is generally considered one of the smallest neighbourhoods in the city, both in size and in population. It is wedged between one of the city's largest parks and the upscale neighbourhood of Shaughnessy, and is known for a large cluster of medical facilities. (Source: Wikipedia) It is

sandwiched between Queen Elizabeth Park and Shaughnessy heights. This area is known for its abundance of m...

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



Les Twarog

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