

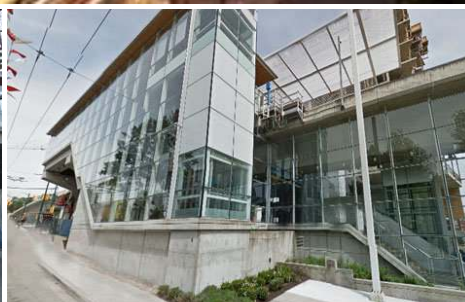
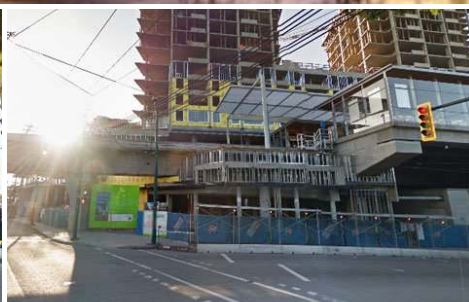
BUILDING BROCHURE

MARINE GATEWAY

488 SOUTHWEST Marine Dr. · Vancouver, BC V5X 0C7 · Marpole



Scan to view online



11 FOR SALE
FROM \$459,000

7 SOLD · 12 MO
\$460,000–\$735,000



Unit Mix

Studio 1 unit 491 – 491 sf from \$505,000	1 Bedroom 59 units 465 – 578 sf from \$459,000	2 Bedroom 31 units 626 – 1,122 sf from \$582,000
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For Sale in Marine Gateway & Complex

11 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,080,000	2 / 2	1122 sf	\$963	3702 488 SW MARINE DRIVE
\$786,000	2 / 2	800 sf	\$983	2606 488 SW MARINE DRIVE
\$719,999	2 / 1	628 sf	\$1,146	2307 489 INTERURBAN WAY
\$631,999	2 / 1	626 sf	\$1,010	2407 489 INTERURBAN WAY
\$629,990	2 / 1	636 sf	\$991	3303 488 SW MARINE DRIVE
\$629,000	2 / 1	636 sf	\$989	2703 488 SW MARINE DRIVE
\$558,000	1 / 1	488 sf	\$1,143	2705 488 SW MARINE DRIVE
\$528,000	1 / 1	543 sf	\$972	2907 488 SW MARINE DRIVE
\$528,000	1 / 1	487 sf	\$1,084	2605 488 SW MARINE DRIVE
\$512,000	1 / 1	483 sf	\$1,060	3004 488 SW MARINE DRIVE

...and 1 more — see all 11 at bccondos.net/488-sw-marine-dr

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$490,000	1 / 1ba	548 sf	\$894	2026-07-16
\$582,000	2 / 1ba	645 sf	\$902	2026-06-18
\$545,000	1 / 1ba	570 sf	\$956	2026-05-11
\$688,000	2 / 1ba	711 sf	\$968	2025-12-14

Value & Financing

Price Positioning

\$1030 /sq ft

Active listings here average **\$1030/sf** vs **\$1042/sf** across Marpole.

In line with the area

Mortgage Snapshot

\$2,198 /mo

Entry price (from) **\$459,000**

20% down payment **\$91,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2014	LEVELS 36	SUITES 418	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold	STRATA PLAN EPS3032	DEVELOPER Pci Group
ARCHITECT Busby Perkins + Will		MANAGEMENT Warrington Pci Management	

Overview

Marine Gateway - 488 SW Marine Drive, Vancouver V6E 2Y3, 36 storeys, 415 units, built 2015, Marine Gateway has two addressess: 489 Interurban Way and 488 SW Marine Drive.

Introducing Marine Gateway by PCI, an impressive and iconic architectural statement and stunning addition to Vancouver's skyline, which sits atop the popular Vancouver community of Marpole, at the south east corner of SW Marine Drive and Cambie Street next to the Marine Drive SkyTrain station. Marine Gateway is a mixed use, two hectares development that will include 415 condos and 46 rental housing units in twin towers of 27 and 36 storeys, a 12-floor, 230,000-square foot office building with Daycare, Cineplex Movie Theatre, and retail podium, as well as Canada Line Station, Bus Loop Plaza, and Bus Loop. Architecture and interior design by Perkins+Will and BYU Design.

Evoking 36-stories and showcasing dramatic architecture with tiered architectural plans, brick detailing at the base and lushly landscaped rooftop terrace, Marine Gateway is defining a new height of living in Vancouver. Marine Gateway is LEED certified, and includes oak laminate flooring, gourmet kitchens and luxurious bathrooms with laminate wood cabinetry, sleek stainless steel appliances, granite countertops, ceramic tile backsplashes, and Kohler fixtures and faucets. Large balconies invite outdoor entertaining, and many homes offer stunning views of ocean and mountain.

Residents at Marine Gateway also can enjoy building amenities including lounge room with kitchen and TV, outdoor terrace with BBQ, children's play area, live-in caretaker, bike mobility center, bike storage and underground parking.

Located on the top of Marine Drive SkyTrain Station, Marine Gateway condos are just ten minutes away from downtown Richmond, YVR, and Vancouver's Downtown. South Vancouver Bus Exchange and High Street Plaza are just outside your door as are Oakridge Mall, Langara Golf Course, St. Vincent's Hospital, and Winona Park. Also, the Marine Gateway Condos are very close

to schools including Churchill Secondary, Laurier Elementary, Quilchena Elementary, Gordon Elementary, Langara College and UBC.

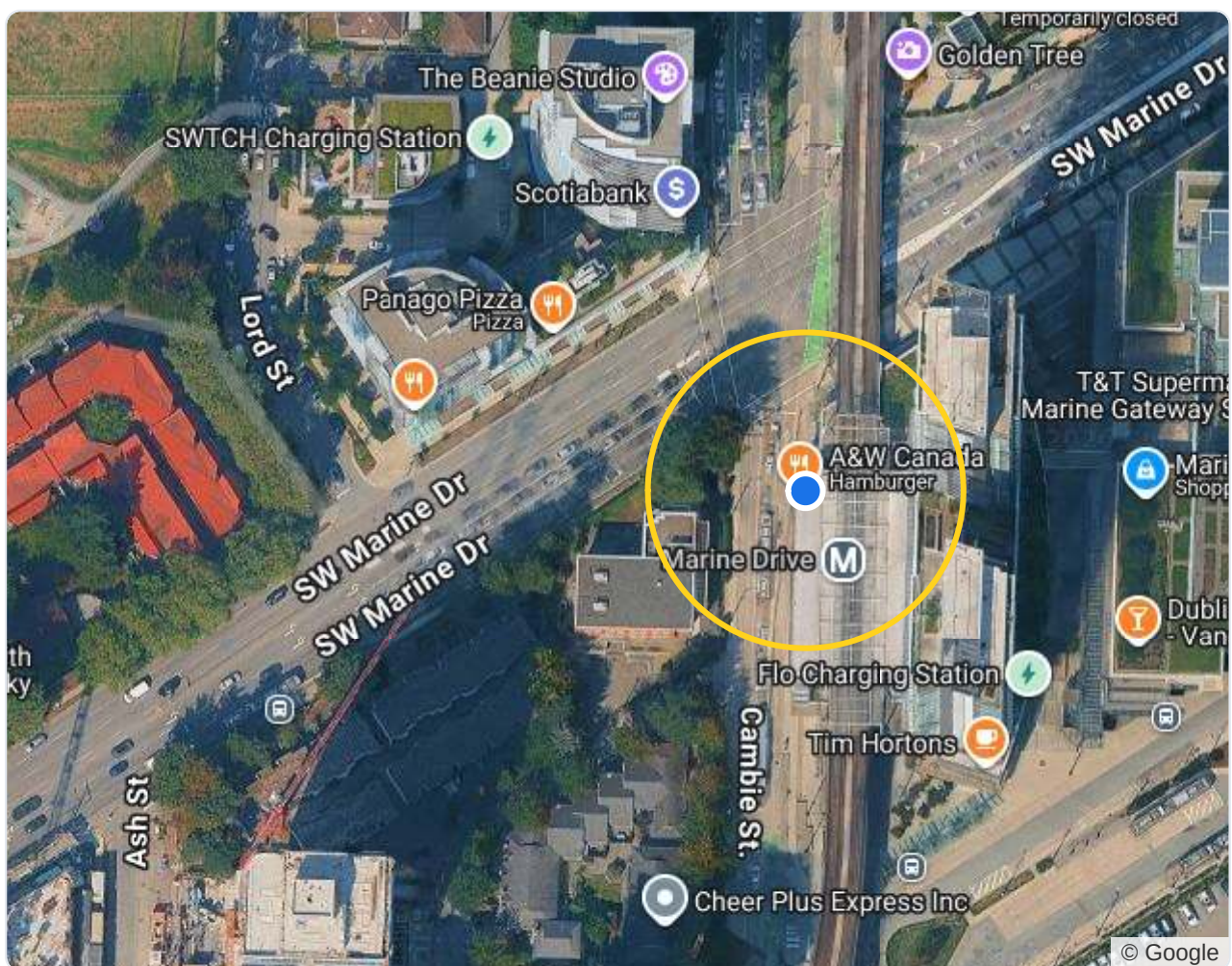
Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Recreation Facility

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

RE/MAX Crest Realty · BC Condos & Homes Team

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