

EMPIRE AT QE PARK

505 WEST 30th Ave. · Vancouver, BC V5Z 2Y9 · Cambie



Scan to view online



4 FOR SALE
FROM \$599,000

4 SOLD · 12 MO
\$720,800–\$1,228,000



Unit Mix

1 Bedroom

24 units
470 – 1,251 sf
from \$599,000

2 Bedroom

22 units
741 – 1,270 sf
from \$920,000

3 Bedroom

6 units
1,090 – 1,823 sf
from \$1,228,000

For Sale in Empire At QE Park & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,230,000	2 / 2	1039 sf	\$1,184	507 505 W 30TH AVENUE
\$999,999	2 / 2	1060 sf	\$943	202 505 W 30TH AVENUE
\$749,900	1 / 1	687 sf	\$1,092	209 508 W 29TH AVENUE
\$599,000	1 / 1	536 sf	\$1,118	301 505 W 30TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,228,000	3 / 2ba	1090 sf	\$1,127	2026-05-06
\$720,800	1 / 1ba	648 sf	\$1,112	2026-04-01
\$748,000	1 / 1ba	668 sf	\$1,120	2026-03-02
\$1,050,000	2 / 2ba	1000 sf	\$1,050	2025-09-07

Value & Financing

Price Positioning

\$1084 /sq ft

Active listings here average **\$1084/sf** vs **\$1224/sf** across Cambie.

11% below area average

Mortgage Snapshot

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 6	SUITES 167	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold	STRATA PLAN EPS3127	DEVELOPER Intergulf Development Group
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

Empire At QE Park at 505 West 30th Avenue, Vancouver, BC, V5Z 2Y9. This new development will include three concrete buildings, 508 West 29th is 7-storeys with 64 units. 505 West 30th is 6-storey with 65 units. 4539 Cambie is 7-storey and 34 units, and six 2-story townhouses. The development encompasses the area along Cambie from West 30th Avenue to West 29th Avenue, opposite the 52 hectare Queen Elizabeth Park.

Empire developers chose to have 3 buildings instead of 4 so that they could incorporate more green space in the development to compliment the park opposite. The townhomes are on the back of the project creating a transitional zone to the existing single family homes in the neighbourhood.

The Project is due for completion in December 2015. Crossroads are Cambie Street and West 49th Avenue. Two additional buildings at 508 West 29th Avenue and 505 West 30th Avenue.

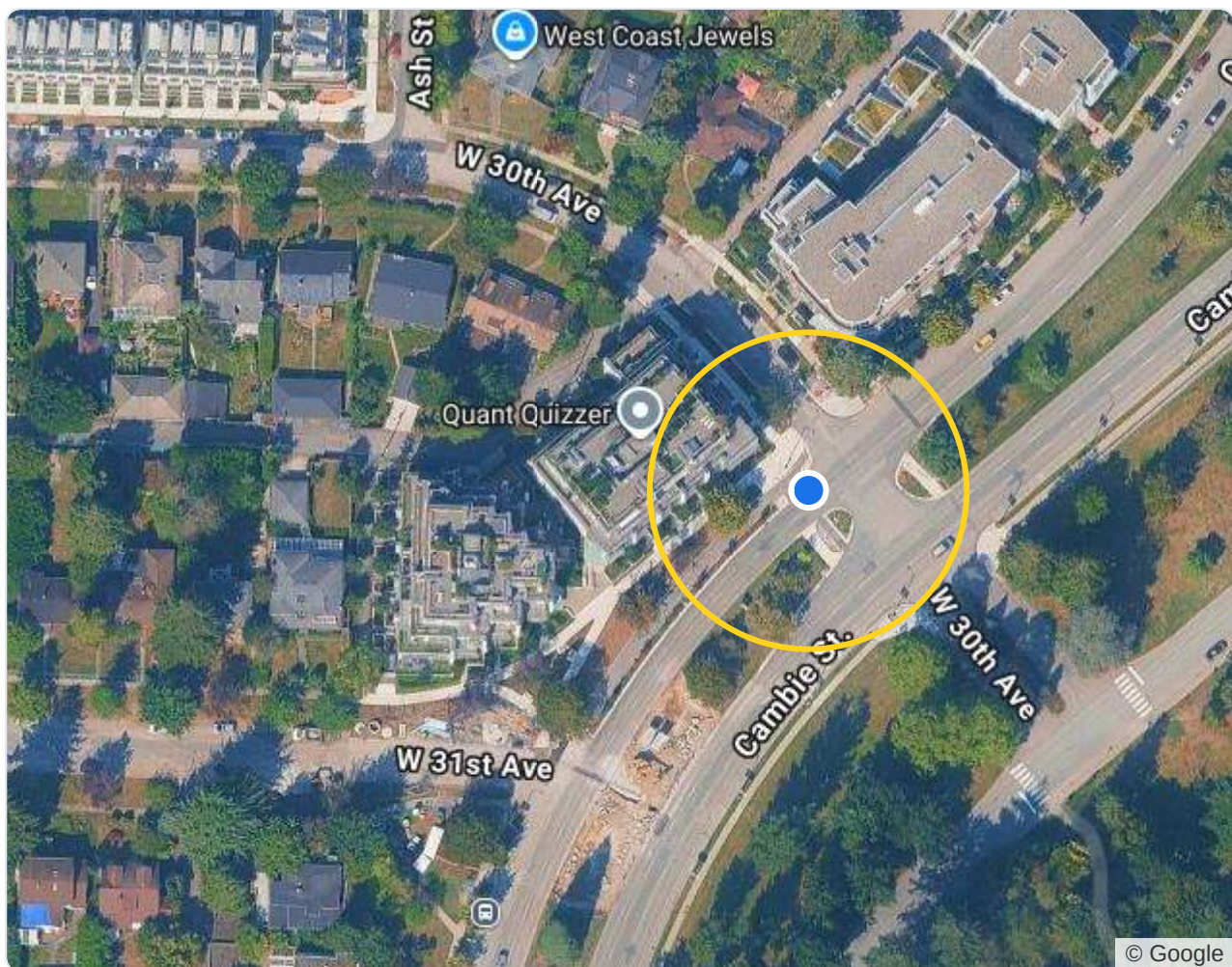
Amenities & Features

- ✓ In Suite Laundry
- ✓ Rooftop Deck

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gas
- ✓ Management
- ✓ Snow Removal

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



Les Twarog

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