

# LIVINGSTONE HOUSE

5115 Cambie St. · Vancouver, BC V5Z 2Z6 · Cambie



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**1** FOR SALE  
FROM \$699,900

**2** SOLD · 12 MO  
\$728,888–\$1,525,000



## Unit Mix

### 1 Bedroom

6 units  
615 – 701 sf  
from \$668,000

### 2 Bedroom

7 units  
911 – 1,162 sf  
from \$1,028,000

### 3 Bedroom

3 units  
1,287 – 1,701 sf  
from \$1,456,888

# For Sale in Livingstone House & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS         |
|-----------|--------------|--------|---------|------------------------|
| \$699,900 | 1 / 1        | 616 sf | \$1,136 | 309 5115 CAMBIE STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,525,000 | 3 / 2ba | 1334 sf | \$1,143 | 2026-07-21 |
| \$728,888   | 1 / 1ba | 701 sf  | \$1,040 | 2025-12-18 |
| \$1,150,000 | 2 / 2ba | 920 sf  | \$1,250 | 2025-05-22 |
| \$1,125,000 | 2 / 2ba | 920 sf  | \$1,223 | 2023-09-02 |

## Value & Financing

### Price Positioning

**\$1136** /sq ft

Active listings here average **\$1136/sf** vs **\$1228/sf** across Cambie.

7% below area average

### Mortgage Snapshot

**\$3,352** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$699,900     |
| 20% down payment    | \$139,980     |
| Rate / amortization | 5.24% · 25 yr |

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

|                                        |                                         |                                   |                                 |
|----------------------------------------|-----------------------------------------|-----------------------------------|---------------------------------|
| YEAR BUILT<br><b>2017</b>              | LEVELS<br><b>6</b>                      | SUITES<br><b>55</b>               | CONSTRUCTION<br><b>Concrete</b> |
| EXTERIOR<br><b>Brick</b>               | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS3179</b>     | DEVELOPER<br><b>Intracorp</b>   |
| ARCHITECT<br><b>Shift Architecture</b> |                                         | MANAGEMENT<br><b>Self Managed</b> |                                 |

## Overview

Livingstone House at 5115 Cambie Street, Vancouver, BC, Canada V5Z 2Z6. Where Westside living meets Cambie Corridor convenience at the gates of Vancouver's iconic Queen Elizabeth Park. Find your home amongst a collection of 52 bright, spacious condominiums and three fine carriage homes, all with the signature quality and style that have made Intracorp one of the countrys most respected developers. Livingstone is across the street from The Bloedel Floral Conservatory, close to Oak Meadow Park, Columbia Park and VanDusen Botanical Garden.

Schools nearby are Oakridge Kindeergarten, Ecole Secondaire Jules-Verne, Eric Hamber Secondary School, King David High School and Montessori Children's Community School. The Oakridge Centre is a few blocks away with Safeway. Crossroads are Cambie Street and West 33rd Street.

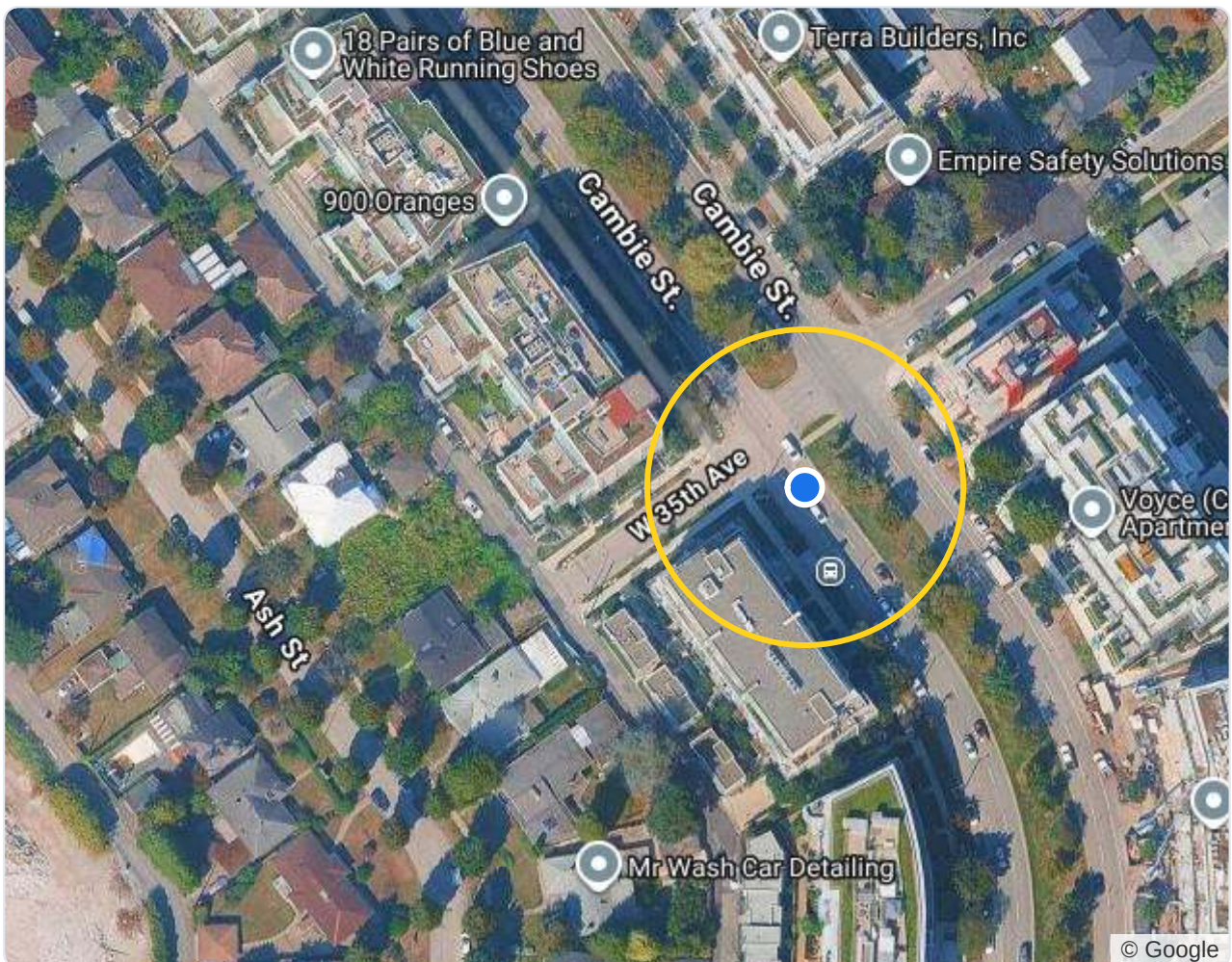
## Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Garden
- ✓ Guest Suite

## Maintenance Fees Include

- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ 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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