

BUILDING BROCHURE

JUST WEST

52 King Edward Ave. · Vancouver, BC V5Y 0N6 · Cambie



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2 FOR SALE
FROM \$750,000



Unit Mix

1 Bedroom

6 units
656 – 955 sf
from \$750,000

2 Bedroom

10 units
1,140 – 1,481 sf
from \$1,395,000

3 Bedroom

4 units
1,484 – 2,157 sf
from \$1,760,000

4 Bedroom

1 unit
2,030 – 2,030 sf
from \$2,183,000

For Sale in JUST WEST & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,395,000	2 / 2	1149 sf	\$1,214	211 90 KING EDWARD AVENUE
\$750,000	1 / 1	656 sf	\$1,143	24 94 W KING EDWARD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,162,500	3 / 3ba	1842 sf	\$1,174	2025-08-11
\$780,000	1 / 1ba	679 sf	\$1,149	2025-07-31
\$1,760,000	3 / 3ba	1487 sf	\$1,184	2025-06-05
\$2,330,000	3 / 3ba	2157 sf	\$1,080	2025-05-05

Value & Financing

Price Positioning

\$1179 /sq ft

Active listings here average **\$1179/sf** vs **\$1199/sf** across Cambie.

2% below area average

Mortgage Snapshot

\$3,592 /mo

Entry price (from)	\$750,000
20% down payment	\$150,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2022	LEVELS 2	SUITES 52	CONSTRUCTION Frame Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS8378	

Overview

Welcome to Just West. Just West is a 52-home strata residence located at 52 King Edward Avenue in Vancouver, in the Cambie neighbourhood. Completed in 2022, it is registered under Strata Plan EPS8378 and held as Freehold Strata. It sits near the intersection of King Edward Avenue & Cambie Street.

Residents enjoy an array of amenities including bike room, garden and elevator, underground rear access parking and forced air / heat pump heating.

Set in Cambie, Vancouver, Just West offers shopping, garden, a central location and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

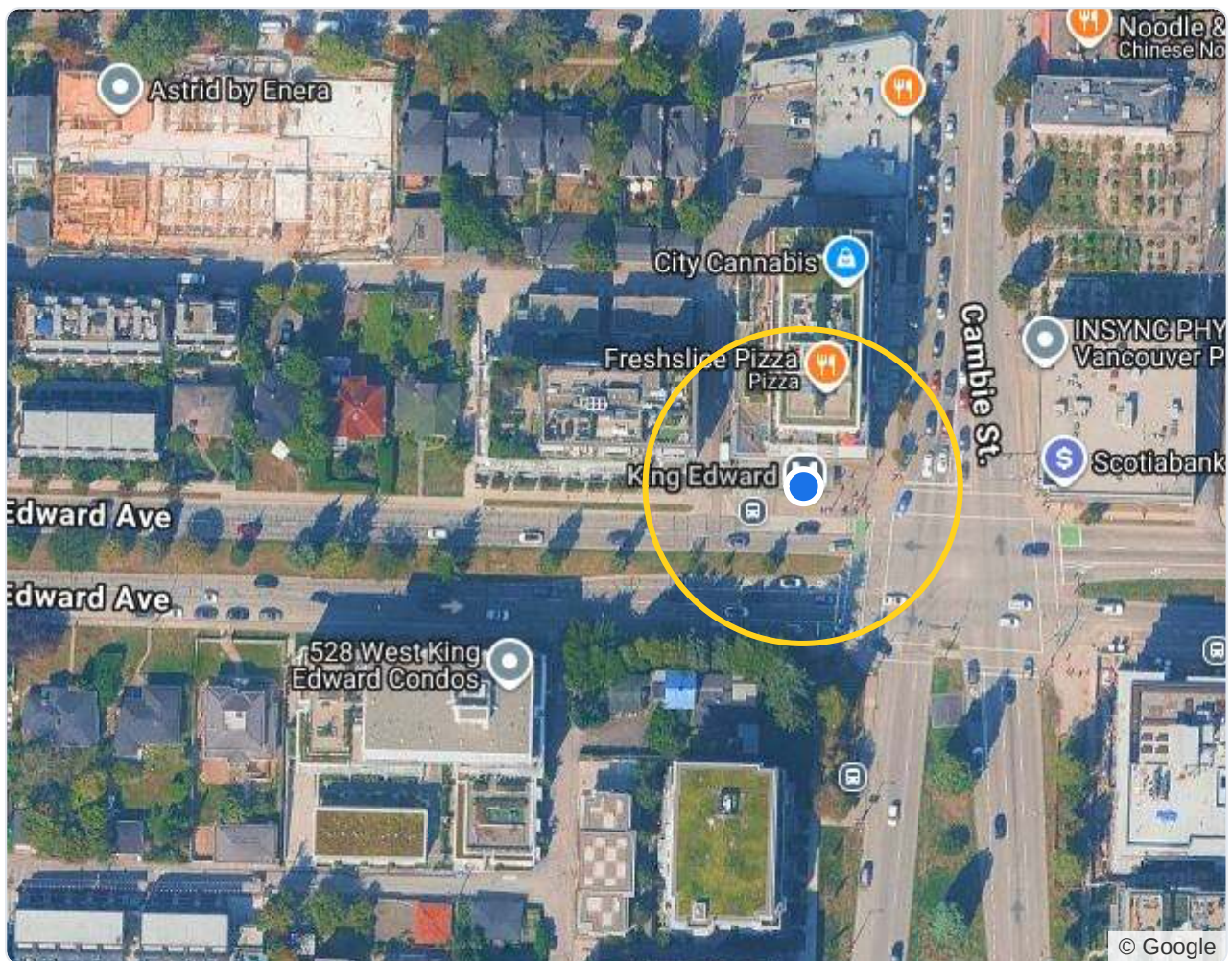
Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Garden

Maintenance Fees Include

- ✓ Gas
- ✓ Management
- ✓ Hot Water

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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