

# AMBLESIDE CITIZEN

522 15th St. · West Vancouver, BC V7V 1H9 · Ambleside



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**5** FOR SALE  
FROM \$2,398,000

**3** SOLD · 12 MO  
\$2,775,000–\$2,920,000



## Unit Mix

### 2 Bedroom

2 units  
1,840 – 2,528 sf  
**from \$2,110,000**

### 3 Bedroom

4 units  
2,033 – 2,789 sf  
**from \$2,000,000**

### 4 Bedroom

13 units  
1,677 – 3,637 sf  
**from \$1,800,000**

### 5 Bedroom

9 units  
2,896 – 3,280 sf  
**from \$2,285,000**

### 6 Bedroom

1 unit  
4,260 – 4,260 sf  
**from \$3,950,000**

# For Sale in Ambleside Citizen & Complex

5 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS        |
|-------------|--------------|---------|---------|-----------------------|
| \$4,998,000 | 5 / 5        | 3202 sf | \$1,561 | 1202 DUCHESS AVENUE   |
| \$3,950,000 | 6 / 7        | 4260 sf | \$927   | 1123 KEITH ROAD       |
| \$3,788,000 | 5 / 6        | 3059 sf | \$1,238 | 1236 DUCHESS AVENUE   |
| \$2,785,000 | 5 / 3        | 3108 sf | \$896   | 1104 ESQUIMALT AVENUE |
| \$2,398,000 | 3 / 3        | 2647 sf | \$906   | 1183 DUCHESS AVENUE   |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$2,775,000 | 3 / 4ba | 2552 sf | \$1,087 | 2026-07-26 |
| \$2,920,000 | 4 / 5ba | 3113 sf | \$938   | 2026-05-13 |
| \$2,895,000 | 4 / 4ba | 3211 sf | \$902   | 2026-04-19 |
| \$4,100,000 | 4 / 5ba | 3586 sf | \$1,143 | 2024-06-04 |

## Value & Financing

### Price Positioning

**\$1106** /sq ft

Active listings here average **\$1106/sf** vs **\$1092/sf** across Ambleside.

In line with the area

### Mortgage Snapshot

**\$11,485** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$2,398,000   |
| 20% down payment    | \$479,600     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2016</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>7</b>            | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAP3459</b> | MANAGEMENT<br><b>Self Managed</b>   |

## Overview

Ambleside Citizen - 522 15th Street, West Vancouver, BC V7V 1H9, Canada. Strata Plan VAP3459. Crossroads are 15th Street and Marine Drive located in West Vancouver. This development is 4 storeys. Completed 2016. Maintenance fees include garbage pickup, gas, hot

water and management.

Nearby parks include Ambleside Park and Siwash Rock. Nearby School are Ridgeview Elementary School, First Nations Education Steering Committee, Westcost Elementary, Hollyburn Elementary, Ecole Cedardale-Primary and Chartwell Elementary School. Supermarkets and Grocery Stores are Whole Foods Market, Safeway, T&T Supermarket and Choices Markets. Short drive to Horseshoe Bay and Inglewood.

## Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Management

## Location





## Les Twarog

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