

BUILDING BROCHURE

CROSSROADS

522 WEST 8th Ave. · Vancouver, BC V5Z 0A9 · Fairview



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4 FOR SALE
FROM \$898,000

2 SOLD · 12 MO
\$700,000–\$947,500



Unit Mix

1 Bedroom

13 units
632 – 870 sf
from \$700,000

2 Bedroom

15 units
812 – 1,079 sf
from \$868,000

For Sale in Crossroads & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,075,000	2 / 2	900 sf	\$1,194	708 522 W 8TH AVENUE
\$1,065,000	2 / 2	900 sf	\$1,183	708 522 W 8TH AVENUE
\$898,000	1 / 2	818 sf	\$1,098	205 522 8TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$947,500	2 / 2ba	824 sf	\$1,150	2026-04-27
\$700,000	1 / 1ba	659 sf	\$1,062	2026-03-15
\$700,000	1 / 1ba	684 sf	\$1,023	2025-08-15
\$983,000	2 / 2ba	1016 sf	\$968	2025-07-07

Value & Financing

Price Positioning

\$1159 /sq ft

Mortgage Snapshot

\$4,301 /mo

Active listings here average **\$1159/sf** vs **\$1140/sf** across Fairview.

2% above area average

Entry price (from) **\$898,000**

20% down payment **\$179,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 8	SUITES 88	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3307	MANAGEMENT Warrington Pci Management

Overview

Crossroads at 522 West 8th Avenue, Vancouver, BC V5Z 1C6 - BCS3307. Located in Fairview area of Vancouver West, near the intersection of West 8 Avenue and Cambie Street. Crossroads is a high-rise building that offers 88 units over 8 levels and was built in 2009. Some of the features offered by this building include in-suite laundry, elevator, exercise centre, parking and storage.

Crossroads has a centrally location on Broadway and Cambie, just steps to Canada Line Station plus Shopping and Restaurants nearby.

Walking distance to popular known places are Chao Phraya Restaurant, Cambies Cafe, Milestones Crossroads Grill + Bar, Wendy's, Unforgettable Pizza & Pasta, mongoliegrill, Original Joe's Restaurant & Bar, Peaceful Restaurant and Falafel Plus Catering.

A enjoyable short drive in Willow Park, Jonathan Rogers Park, Major Matthews Park, Charleson Park, Coopers' Park and Choklit Park.

Few minutes away from Victor College, Drake Medox College, Gateway College, Blanche Macdonald Centre, Canada West Mountain School and False Creek Elementary School.

Conveniently Close to False Creek Healthcare Centre, False Creek Urgent Care Centre, Surgical Spaces, Cross Roads Naturopathic Clinic, Vancouver Coastal Health, Jennifer Hill | Registered Dietitian/Nutrition and Spectrum Nutrition.

Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre
- ✓ In Suite Laundry

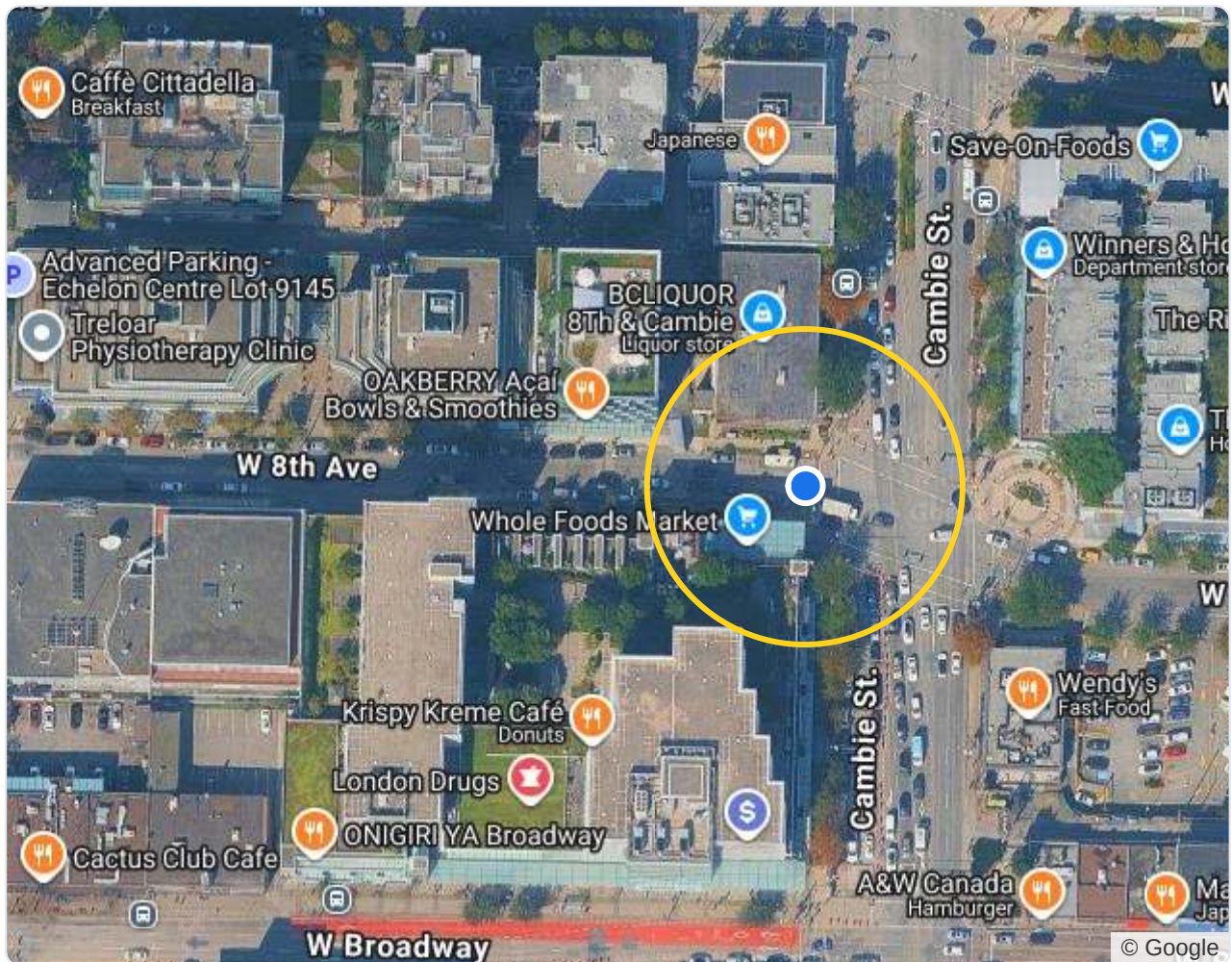
Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

- ✓ Gas
- ✓ Management

- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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