

BUILDING BROCHURE

CAMBIE & KING EDWARD

528 King Edward Ave. · Vancouver, BC V5Z 2C3 · Cambie



Scan to view online



2 FOR SALE
FROM \$699,000

2 SOLD · 12 MO
\$720,000–\$1,200,000



Unit Mix

1 Bedroom
23 units
454 – 763 sf
from \$580,000

2 Bedroom
6 units
859 – 943 sf
from \$1,100,000

3 Bedroom
10 units
1,068 – 1,462 sf
from \$1,200,000

For Sale in CAMBIE & KING EDWARD & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$769,000	1 / 1	763 sf	\$1,008	202 528 W KING EDWARD AVENUE
\$699,000	1 / 1	622 sf	\$1,124	109 528 W KING EDWARD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$720,000	1 / 1ba	635 sf	\$1,134	2026-05-14
\$1,200,000	3 / 3ba	1357 sf	\$884	2025-10-14
\$1,200,000	3 / 2ba	1219 sf	\$984	2025-08-22
\$766,000	1 / 1ba	670 sf	\$1,143	2025-08-11

Value & Financing

Price Positioning

\$1066 /sq ft

Active listings here average **\$1066/sf** vs **\$1203/sf** across Cambie.

11% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) **\$699,000**

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 1	SUITES 70	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6699	

Overview

Welcome to Cambie & King Edward. Cambie & King Edward is a 70-home strata residence located at 528 King Edward Avenue in Vancouver, in the Cambie neighbourhood. Completed in 2020, it is registered under Strata Plan EPS6699 and held as Freehold Strata. It sits near the intersection of King Edward Avenue & West 26th Avenue.

Residents enjoy an array of amenities including club house, elevator, in-suite laundry and storage, garage underground parking and heat pump heating.

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

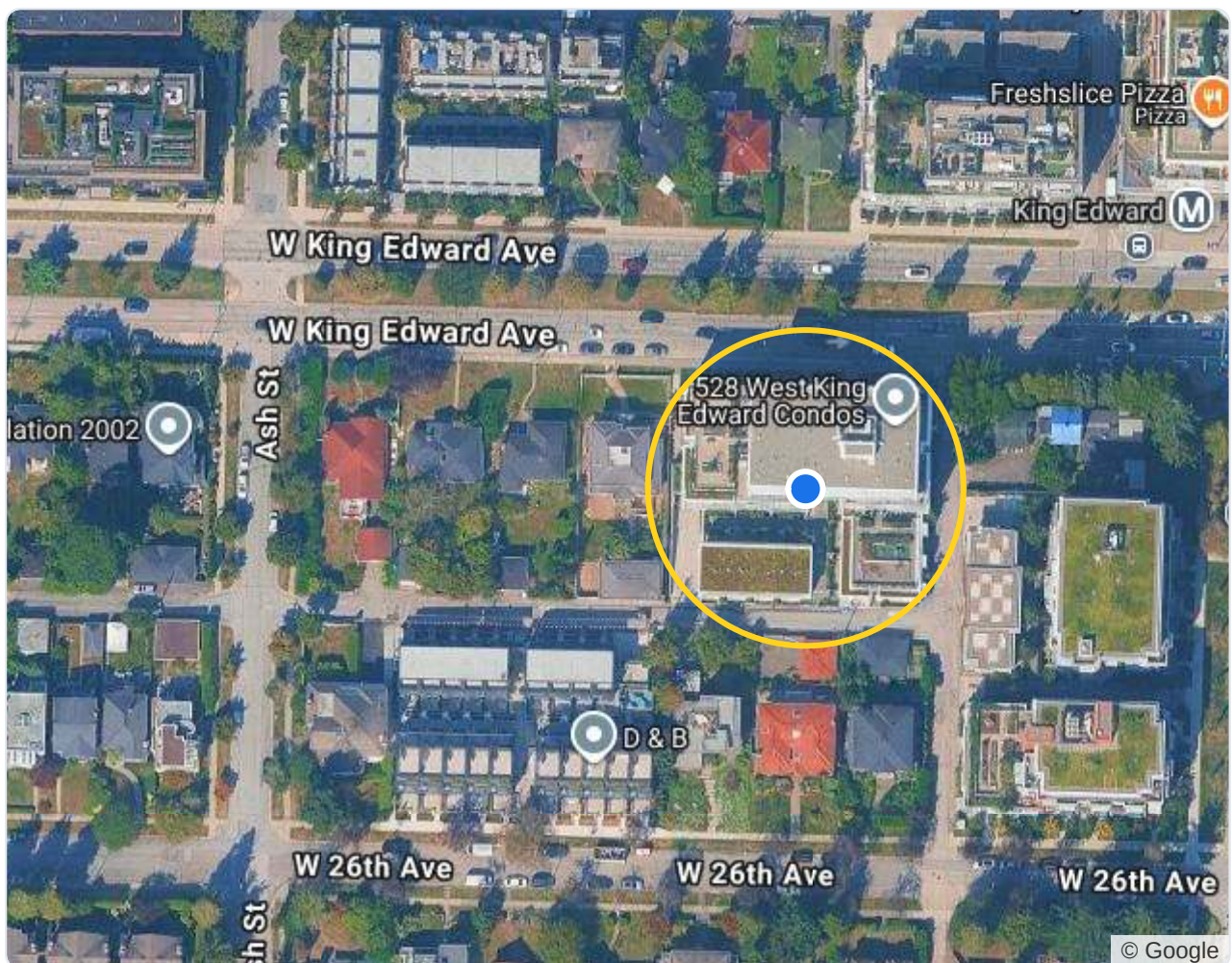
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gas
- ✓ Hot Water
- ✓ Gardening
- ✓ Heat
- ✓ 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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