

BUILDING BROCHURE

# HEMINGWAY

538 WEST 45th Ave. · Vancouver, BC V5Z 4S3 · Oakridge



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**BC** Condos & Homes Team  
604-671-7000 | [www.VancouverFloorPlans.com](http://www.VancouverFloorPlans.com)



1 FOR SALE  
FROM \$1,058,000

2 SOLD · 12 MO  
\$650,000–\$938,000



## Unit Mix

**1 Bedroom**  
3 units  
710 – 822 sf  
from \$600,000

**2 Bedroom**  
11 units  
966 – 1,207 sf  
from \$938,000

## For Sale in Hemingway & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS        |
|-------------|--------------|--------|---------|-----------------------|
| \$1,058,000 | 2 / 2        | 983 sf | \$1,076 | 307 588 W 45TH AVENUE |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$938,000   | 2 / 2ba | 1132 sf | \$829 | 2026-05-07 |
| \$650,000   | 1 / 1ba | 822 sf  | \$791 | 2025-11-03 |
| \$970,000   | 2 / 2ba | 1128 sf | \$860 | 2025-05-26 |
| \$1,080,000 | 2 / 2ba | 1094 sf | \$987 | 2024-11-04 |

## Value & Financing

### Price Positioning

**\$1076** /sq ft

Active listings here average **\$1076/sf** vs **\$1181/sf** across Oakridge.

9% below area average

### Mortgage Snapshot

**\$5,067** /mo

Entry price (from) **\$1,058,000**  
20% down payment **\$211,600**  
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT  
**2000**

LEVELS  
**6**

SUITES  
**63**

CONSTRUCTION  
**Concrete**

EXTERIOR  
**Mixed**

TITLE TO LAND  
**Freehold Strata**

STRATA PLAN  
**LMS4176**

DEVELOPER  
**Concert  
Properties Ltd.**

## Overview

Hemingway at 538 West 45th Avenue, Vancouver, BC, V5Z 4G1, strata plan LMS4176. Built in 2000, this 6 level complex has 63 units in the strata. Maintenance fees include caretaker, garbage pick-up, gardening, gas, hotwater, recreation facility and management. Hemingway was built by Concert Development and is located across from the Canada Line with direct access to UBC, downtown, airport, Richmond , Burnaby and Oakridge Centre. You are a short distance to Queen Elizabeth Park, Tisdall Park, Montgomery Park and Vancusen Botanical Garden. Crosroads are 45th Avenue and Cambie Street. At Oakridge Centre are Banks, Oakridge Library, Pharmacies, Boutique stores and more. Forget Me Not Montessori School is only seconds away, with Dr. Annie B Jamieson Elementary, Solmon Academy, Langara College, King David High School and Sir William Van Horne Elementary School a short walk away.

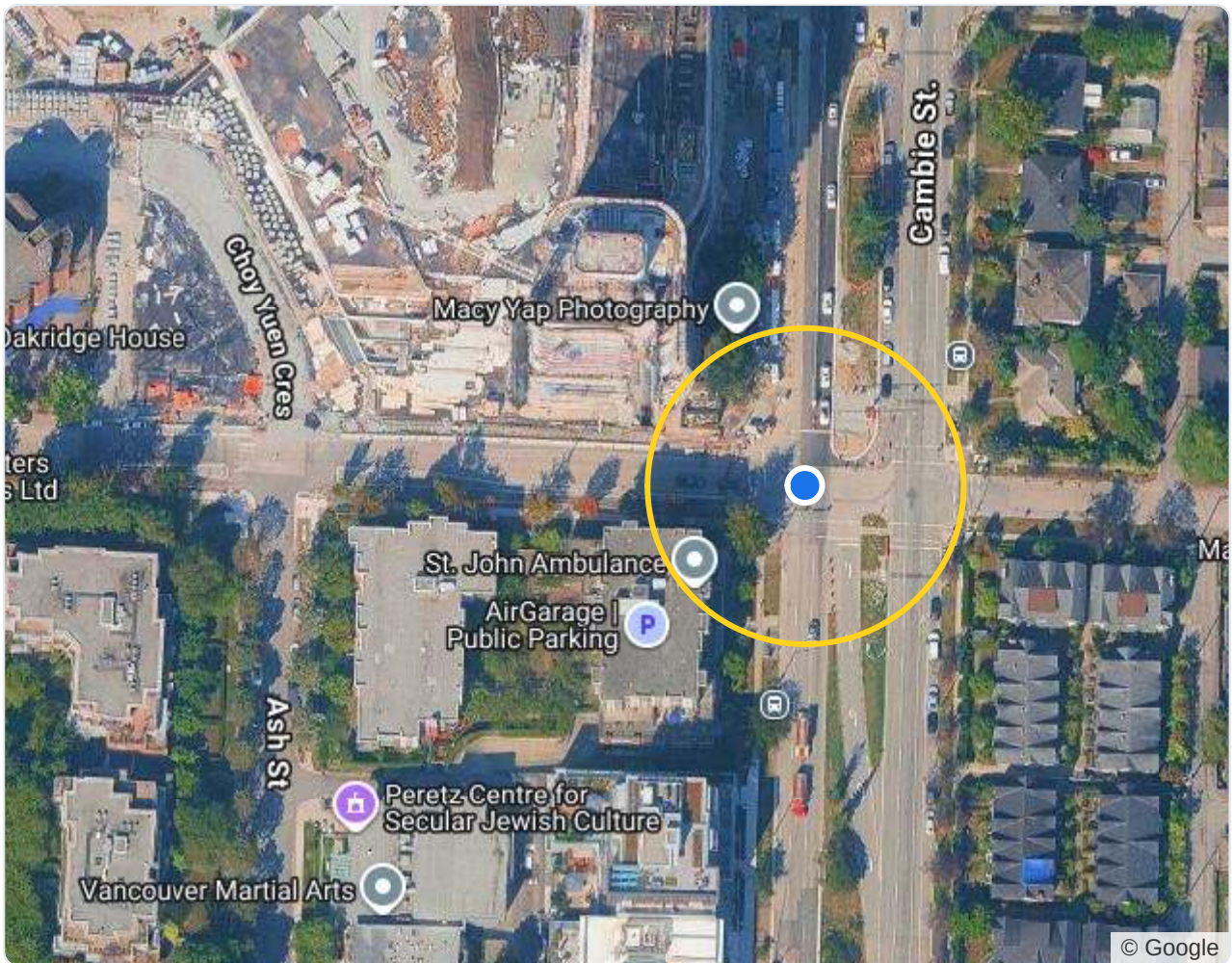
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Garden
- ✓ Recreation Center

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

## Location



## Neighbourhood & Walkability — Oakridge

Oakridge is generally considered as a rectangular section of Vancouver that is bordered by the major thoroughfare Granville Street on the west and the busy multicultural route of Main Street on the east. West 41st Avenue marks the north border, with West 57th Avenue as the southern edge of the neighbourhood. Oak Street and Cambie Street, both among Vancouver's busiest roads, also run north-south through Oakridge, making for plenty of traffic during morning and evening rush ho...

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



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉ [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



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