

BUILDING BROCHURE

THE HEMINGWAY

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



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1 FOR SALE
FROM \$1,058,000

2 SOLD · 12 MO
\$650,000–\$938,000


12-MO SOLD TREND
56.3

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 The 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 \$1182/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 4	SUITES 63	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4176	DEVELOPER Concert Properties Ltd.
MANAGEMENT Confidential			

Overview

Hemingway Court at 588 West 45th Avenue, Vancouver, BC, V5Z 4G1, strata plan LMS4176. Built in 2000, this 4 level complex has 63 units in the strata. Hemingway Court, a 4-storey lowrise building. 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.

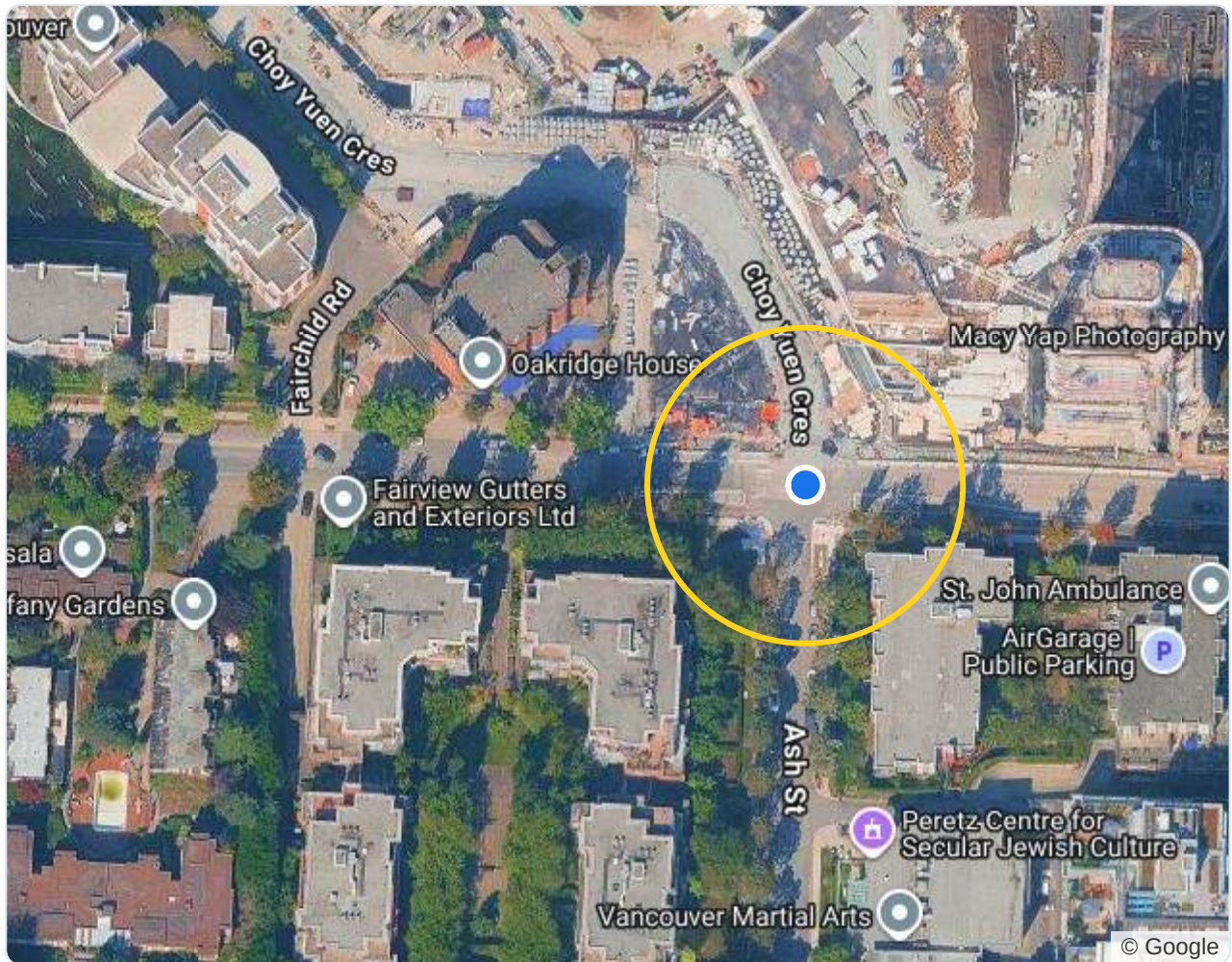
Amenities & Features

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

Maintenance Fees Include

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

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://www.walkscore.com).



Les Twarog

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