

BUILDING BROCHURE

NOLIA

595 WEST 29th Ave. · Vancouver, BC V5Z 2J1 · Cambie



Scan to view online



3 FOR SALE
FROM \$3,099,000

12-MO SOLD TREND
7.9

Unit Mix

Studio 1 unit 2,470 – 2,470 sf from \$5,500,000	2 Bedroom 2 units 2,025 – 2,473 sf from \$4,100,000	3 Bedroom 4 units 2,376 – 3,151 sf from \$4,550,000	4 Bedroom 8 units 2,460 – 3,853 sf from \$3,099,000	5 Bedroom 3 units 3,326 – 4,365 sf from \$4,550,000
6 Bedroom 2 units 3,485 – 4,062 sf from \$8,500,000	7 Bedroom 3 units 3,492 – 4,485 sf from \$3,788,000		8 Bedroom 2 units 5,285 – 5,974 sf from \$4,580,000	

For Sale in Nolia & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$5,500,000	—	2470 sf	\$2,227	568 W KING EDWARD AVENUE
\$4,950,000	4 / 3	3335 sf	\$1,484	595 W 28TH AVENUE
\$3,099,000	4 / 2	2804 sf	\$1,105	475 W 27TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$4,075,000	4 / 2ba	2460 sf	\$1,657	2024-04-16
\$4,100,000	2 / 1ba	2025 sf	\$2,025	2024-04-14
\$4,800,000	4 / 5ba	2569 sf	\$1,868	2023-11-15
\$4,750,000	4 / 2ba	3181 sf	\$1,493	2023-11-14

Value & Financing

Price Positioning \$1605 /sq ft Active listings here average \$1605/sf vs \$1199/sf across Cambie. 34% above area average	Mortgage Snapshot \$14,842 /mo Entry price (from) \$3,099,000 20% down payment \$619,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2025	LEVELS 3	SUITES 6	CONSTRUCTION Frame - Wood
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EXTERIOR Frame Wood	TITLE TO LAND Freehold Nonstrata	STRATA PLAN VAP6539	DEVELOPER Handmade Homes
ARCHITECT Cornerstone Architecture			

Overview

Nolia at 595 W 29th Ave, Vancouver, BC V5Z 2J1, Canada, an exclusive collection of 6 townhomes that reimagines luxury in Vancouvers Cambie Corridor. Located on Ash Street and W29th Avenue, Nolia is thoughtfully designed with a holistic approach that seamlessly integrates architecture, nature, and community. Surrounded by mature magnolia trees, this collection is immersed in the natural splendor of the neighbourhood. Nolia was completed in 2025

Each townhome is a testament to future-forward living, thoughtfully built to Passive House standards. These homes are meticulously crafted to optimize energy efficiency, reduce environmental impact, and elevate your everyday comfort.

Neighbourhood - Anchored by Queen Elizabeth Park and VanDusen Botanical Garden, this neighbourhood hosts excellent schools, restaurants, and recreational amenities. Nolia residents will enjoy direct access to the Nanton Avenue bike route, which connects directly with the Arbutus Greenway one of Vancouver's safest and most popular car-free cycling routes.

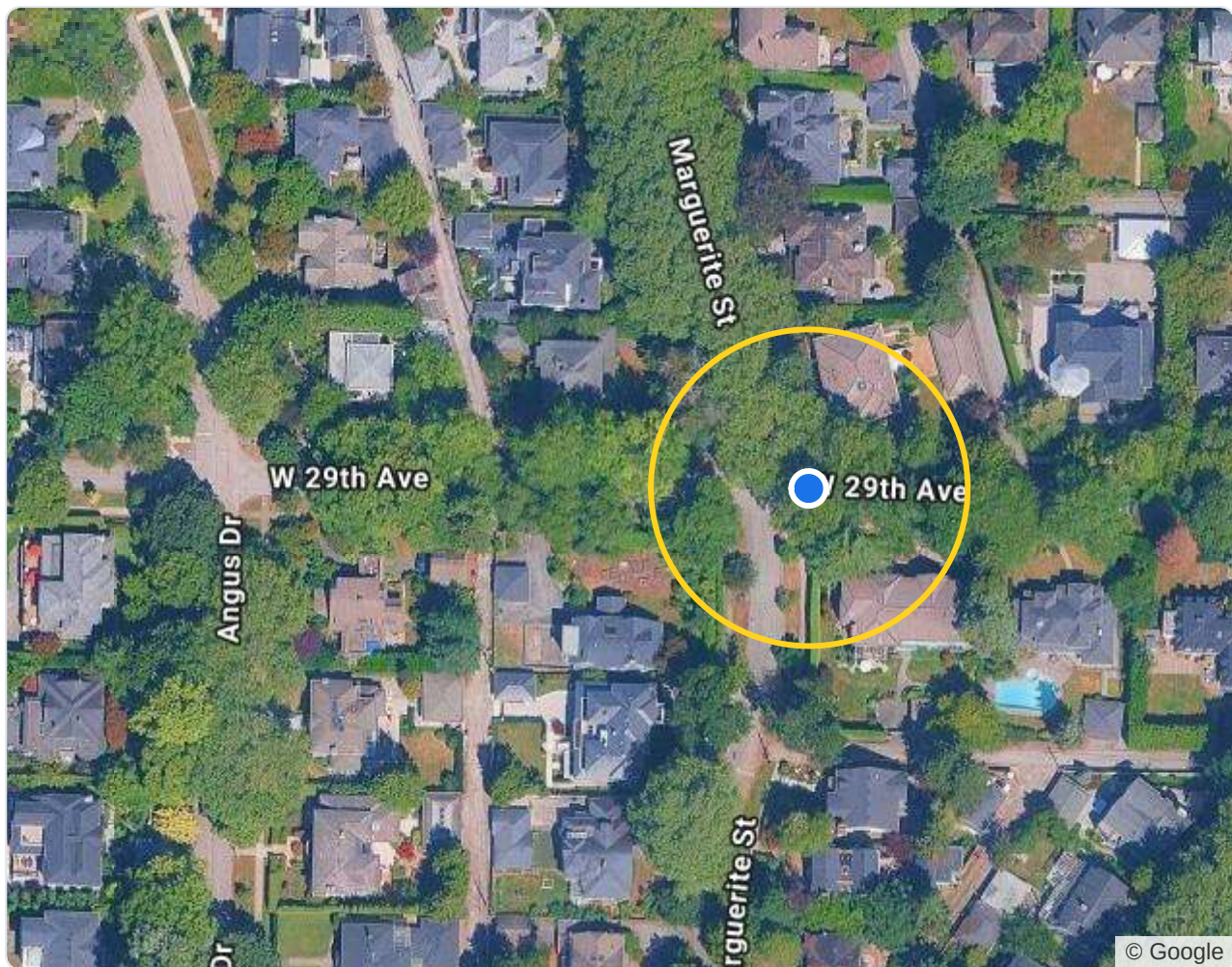
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Electricity
- ✓ Sewer
- ✓ Snow Removal
- ✓ Water

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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