

BUILDING BROCHURE

SPECTRUM 4

602 Citadel Parade Other · Vancouver, BC V6B 1X2 · Downtown



Scan to view online



6 FOR SALE
FROM \$569,000

5 SOLD · 12 MO
\$588,000–\$849,000


12-MO SOLD TREND
-29.3

Unit Mix

1 Bedroom

33 units
615 – 865 sf
from \$569,000

2 Bedroom

37 units
782 – 1,039 sf
from \$712,000

For Sale in Spectrum 4 & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$888,000	1 / 2	865 sf	\$1,027	112 DUNSMUIR STREET
\$778,000	2 / 1	782 sf	\$995	2301 602 CITADEL PARADE
\$725,000	2 / 1	815 sf	\$890	2101 602 CITADEL PARADE
\$669,000	1 / 1	663 sf	\$1,009	2209 602 CITADEL PARADE
\$618,000	1 / 1	644 sf	\$960	1507 602 CITADEL PARADE
\$569,000	1 / 1	624 sf	\$912	1207 602 CITADEL PARADE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$588,000	1 / 1ba	632 sf	\$930	2026-06-23
\$828,000	2 / 1ba	816 sf	\$1,015	2026-04-19
\$758,000	2 / 1ba	816 sf	\$929	2026-01-20
\$849,000	2 / 2ba	931 sf	\$912	2025-10-15

Value & Financing

Price Positioning

\$965 /sq ft

Active listings here average **\$965/sf** vs **\$1175/sf** across Downtown.

18% below area average

Mortgage Snapshot

\$2,725 /mo

Entry price (from) **\$569,000**

20% down payment **\$113,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2007

LEVELS
37

SUITES
245

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2611	DEVELOPER Concord Pacific
ARCHITECT Ibi Group		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Spectrum 4 - 602 Citadel Parade, Vancouver, BC V6B 2L9, BCS2611 - located in Downtown area of Vancouver West, near the crossroads Citadel Parade and Dunsmuir Viaduct. Spectrum 4 is just steps to Costco, Rogers Arena, Edgewater Casino, Queen Elizabeth Theatre, Vancouver Playhouse, Library Square, Vancouver Public Library and a lot of restaurants. Spectrum is situated in the heart of the Sports/Entertainment district just a short walk to Downtown, Robson Street & False Creek. CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Helmcken Park, Pacific Chiropractic and Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PLace, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Roundhouse Community Arts and Recreation Centre, Emery Barnes Park, Choices Market and Contemporary Art Gallery are within minutes of walk away. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. Downtown Vancouver is so close, you can walk or cycle to work. The bus stops near the complex and Stadium-Chinatown Skytrain Station is less than 5-minute walk away.

Spectrum a massive (about 900 homes) Concord Pacific development featuring 4 modern, glass towers and 2 level+roof deck live/work townhouses and lofts. Concord Pacific quality built Spectrum 4 in 2007. This 37-level building has a concrete construction, concrete exterior finishing and full rain screen. There are 245 units in development and 445 units in strata. Spectrum 4 offers Studio homes 486 sq. ft., one bedroom homes 626-680 sq. ft., 2 bedroom suites 807-906 sq. ft. and 2 bedroom Penthouses 992-1,143 sq. ft. Also, 1 & 2 bedroom (with patio/roof deck) Townhomes 831- 1,607 sq. ft. This building offers great amenities that include an indoor swimming pool, a fully equipped fitness facility, a hot tub, a sauna, a steam room, an entertainment room, a meeting room, an outdoor terrace, secure underground parking and a playground. Most homes boasts open-concept layouts, laminate flooring, floor-to-ceiling windows providing plenty of light and outdoor balconies. Open kitchens features modern, stainless steel appliances, granite counter-tops, glass backsplash, halogen lighting, built-in wine rack/microwave and euro-style cabinets. Bathrooms offer vanity mirrors, stainless steel basins, chrome faucets with coloured lever

handles, contemporary white cabinetries, soaker tubs and showers, ceramic tiles bath surround and halogen light fixtures.

Warning: Fines of \$100 and up charged for photographs taken of common areas and buildings outside. All photographs are strictly prohibited, you need management approval.

Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded

by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

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



Les Twarog

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