

BUILDING BROCHURE

PRODIGY

6033 Gray Ave. · Vancouver, BC V6S 0G8 · University



Scan to view online



9 FOR SALE
FROM \$768,000

4 SOLD · 12 MO
\$825,000–\$1,300,000


12-MO SOLD TREND
-16

Unit Mix

1 Bedroom 8 units 556 – 802 sf from \$680,000	2 Bedroom 40 units 783 – 1,051 sf from \$740,000	3 Bedroom 24 units 986 – 1,490 sf from \$980,000	4 Bedroom 2 units 1,285 – 1,291 sf from \$1,618,000
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For Sale in Prodigy & Complex

9 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,160,000	3 / 2	1027 sf	\$1,130	310 3462 ROSS DRIVE
\$1,099,000	3 / 2	994 sf	\$1,106	506 6033 GRAY AVENUE
\$1,080,000	2 / 2	884 sf	\$1,222	606 3462 ROSS DRIVE
\$998,000	2 / 2	932 sf	\$1,071	PH1 6033 GRAY AVENUE
\$974,900	2 / 2	989 sf	\$986	102 6033 GRAY AVENUE
\$948,000	2 / 2	885 sf	\$1,071	502 6033 GRAY AVENUE
\$948,000	2 / 2	892 sf	\$1,063	212 6033 GRAY AVENUE
\$795,000	1 / 1	690 sf	\$1,152	611 6033 GRAY AVENUE
\$768,000	1 / 1	598 sf	\$1,284	107 3462 ROSS DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	2 / 2ba	908 sf	\$909	2026-07-14
\$1,068,000	2 / 2ba	1042 sf	\$1,025	2026-05-21
\$1,300,000	3 / 3ba	1155 sf	\$1,126	2026-04-26
\$878,000	2 / 2ba	793 sf	\$1,107	2026-04-14

Value & Financing

Price Positioning

\$1120 /sq ft

Active listings here average **\$1120/sf** vs **\$1189/sf** across University.

6% below area average

Mortgage Snapshot

\$3,678 /mo

Entry price (from)	\$768,000
20% down payment	\$153,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 6	SUITES 105	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN EPS2989	DEVELOPER Adera
ARCHITECT Rositch Hemphill Architects			

Overview

Prodigy - 6033 Gray Avenue, Vancouver, 188 total units in two six-story buildings at 6033 Gray Avenue & 3462 Ross Drive, 105 units in the first building, one-bed, one-bed +den, two-bed, two-bed + den, and three-bedroom units range from 640 - 1,265 sqft, completed in 2015, crossing roads: Gray Ave and Wesbrook Mall. Maintenance fees includes garbage pickup, gardening, gas, hot water, management, and snow removal.

Set against Pacific Spirit Park, perched on South Wesbrook Village at UBC, you will find Prodigy by Adera - a collection of 188 urban apartment homes located in two six-storey wood frame buildings in the Westside Vancouver Wesbrook neighborhood at UBC.

Designed by award-winning Rositch Hemphill Architects, Prodigy Condos reflect contemporary West Coast architecture with use of clean lines and wood and brick elements to celebrate and blend into natural surroundings. A bridge over reflecting ponds and beautifully landscaped courtyard and pools provide a reprieve from the pace of the city. Inside, these one, two, and three bedroom homes range from 607 to 1,068 sq. ft. and feature open-plan layouts and sophisticated finishes, including gourmet kitchens and luxurious bathrooms with stainless steel appliances, quartz slab countertops, porcelain tile backsplashes and floors, and Kohler fixtures and faucets. Adera's signature rooftop lanais invite outdoor entertaining, and MODO car share welcome residents of every home.

Located in the south campus of UBC, Prodigy is a short walk to Pacific Spirit Park's 1,900 acres of gorgeous forest, trails and beaches, as well as the new Wesbrook Village Centre including a community centre, Save-On Foods, small neighborhood shops and services such as a hair salon, florist, bank, bakery, cafs and restaurants. UBC Hospital, Chan Centre for the Performing Arts and the Museum of Anthropology are just a stone throws away from your front doorstep. For children, there is the UBC Child Care, one of the best in BC, while University Hill Elementary and High School are consistently ranked among the top public schools in Canada.

[View the interactive map of UBC](#)

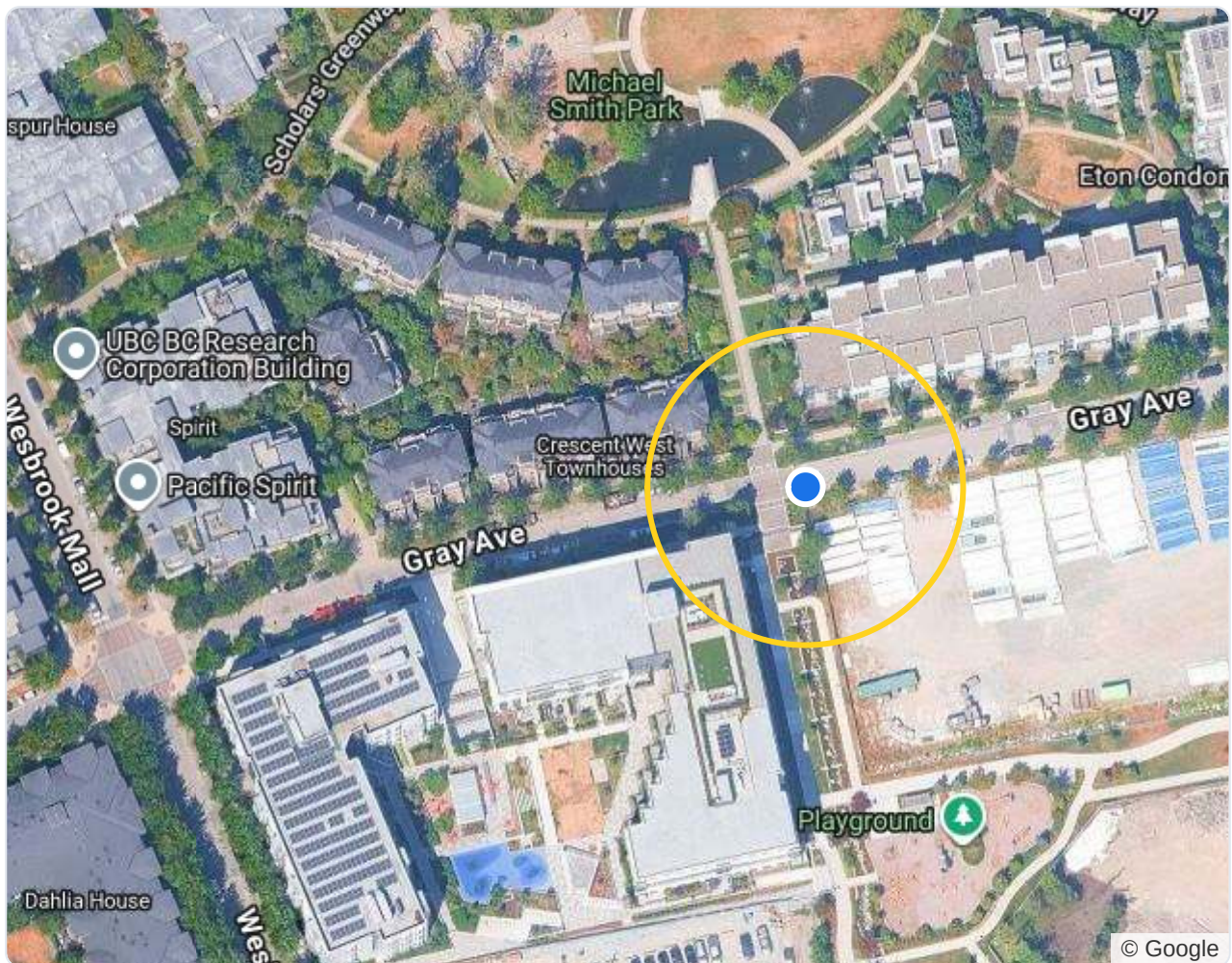
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Roof Top Patio
- ✓ Exterior Lighting
- ✓ Recycling Program
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Snow Removal

Location



Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be build at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...



Les Twarog

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