

BUILDING BROCHURE

# THE CONSERVATORY

618 WEST 45th Ave. · Vancouver, BC V5Z 4R7 · Oakridge



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**3** FOR SALE  
FROM \$1,288,000

**1** SOLD · 12 MO  
\$1,465,000–\$1,465,000

12-MO SOLD TREND  
-21.1

# Unit Mix

## 2 Bedroom

11 units  
1,188 – 1,768 sf  
**from \$1,060,000**

## 3 Bedroom

14 units  
1,467 – 1,768 sf  
**from \$1,380,000**

# For Sale in The Conservatory & Complex

3 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS        |
|--------------------|--------------|---------|---------|-----------------------|
| <b>\$2,670,000</b> | 3 / 3        | 1768 sf | \$1,510 | 602 618 W 45TH AVENUE |
| <b>\$1,680,000</b> | 3 / 2        | 1533 sf | \$1,096 | 412 618 W 45TH AVENUE |
| <b>\$1,288,000</b> | 2 / 3        | 1422 sf | \$906   | 205 638 W 45TH AVENUE |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$1,465,000</b> | 3 / 2ba | 1655 sf | \$885   | 2025-11-26 |
| <b>\$1,288,000</b> | 2 / 2ba | 1339 sf | \$962   | 2025-02-21 |
| <b>\$1,868,000</b> | 3 / 2ba | 1570 sf | \$1,190 | 2024-02-19 |
| <b>\$1,688,000</b> | 2 / 3ba | 1663 sf | \$1,015 | 2023-12-01 |

# Value & Financing

## Price Positioning

**\$1171** /sq ft

Active listings here average **\$1171/sf** vs **\$1186/sf** across Oakridge.

In line with the area

## Mortgage Snapshot

**\$6,169** /mo

Entry price (from) **\$1,288,000**

20% down payment **\$257,600**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                |
|---------------------------|-----------------------------------------|-------------------------------|------------------------------------------------|
| YEAR BUILT<br><b>1999</b> | LEVELS<br><b>6</b>                      | SUITES<br><b>92</b>           | CONSTRUCTION<br><b>Concrete</b>                |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS3998</b> | DEVELOPER<br><b>Delta Land Development Ltd</b> |

## Overview

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The Conservatory - 618 West 45th Avenue, Vancouver, BC V5Z 4R7, Canada. Strata plan number LMS3998. The Conservatory consists of 2 buildings, 618 West 45th with 50 units and 638 West 45th with 42 units, giving a total of 92 units in the strata. Completed 1999. The maintenance fee includes the caretaker, garbage pickup, gardening, hotwater, recreational facility, snow removal and management. The Conservatory is located across the street from the Oakridge Mall and bordering on Tisdall Park. Close to Montgomery Park, Vandusen Botanical Garden and Queen Elizabeth Park. Oakridge Mall has banks, restaurants, pharmacies, shopping and more. Forget Me Not Montessori School is next door to The conservatory and Dr. Annie B Jamieson Elementary School, Solomon Academy, King David High School, Langara College and Ecole Rose-des Vents are only a short walk away.

Cross roads are 41st Avenue and Cambie Street. Close to transit. Features include: in-suite security system, video enter phone, secured underground parking for 2 cars, underground parking alarm stations complimented by a resident manager. Built by Delta Land Development LTD.

## Amenities & Features

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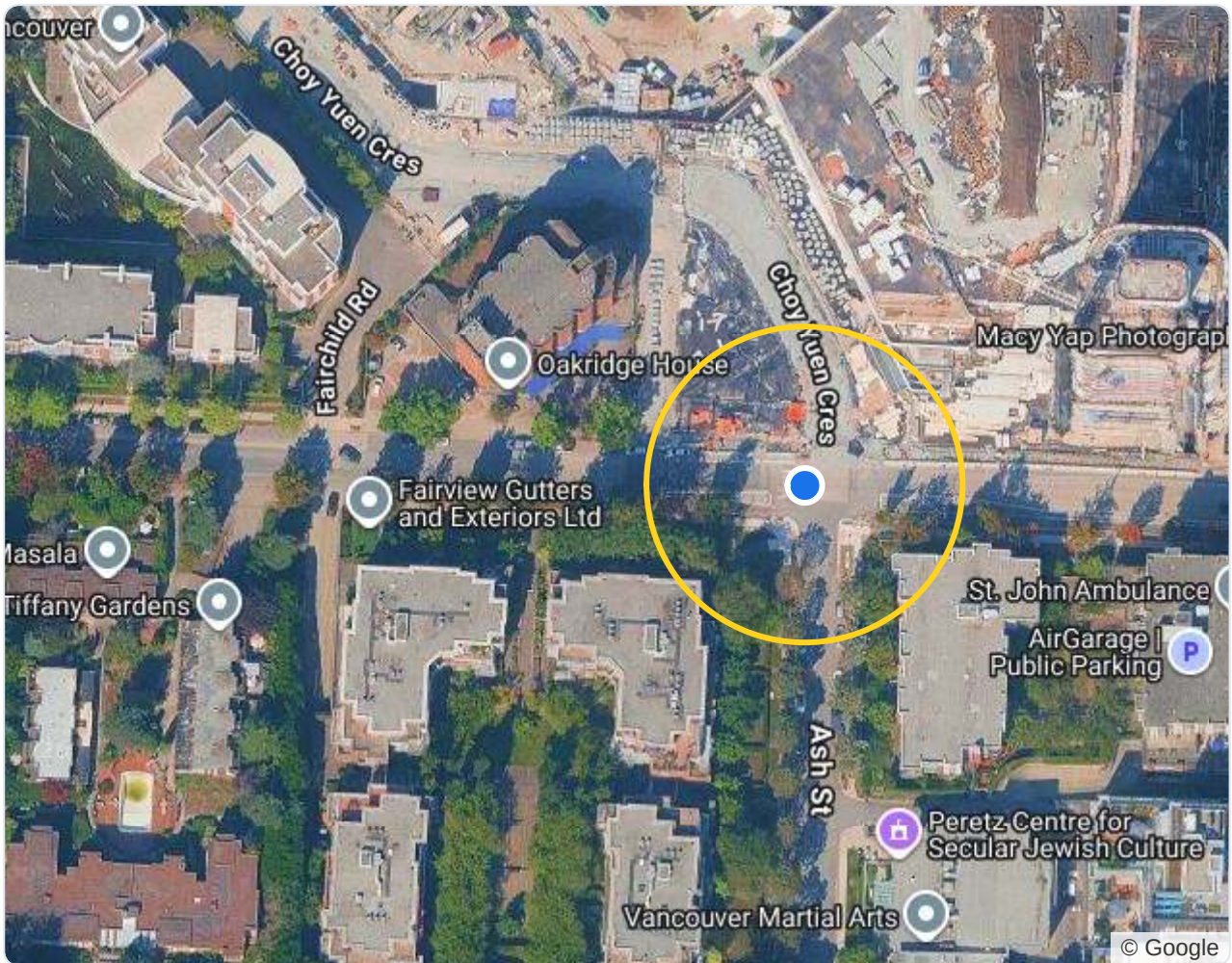
- |                    |                     |
|--------------------|---------------------|
| ✓ Pool; Indoor     | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

## Maintenance Fees Include

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- |                |                       |
|----------------|-----------------------|
| ✓ Caretaker    | ✓ Garbage Pickup      |
| ✓ Gardening    | ✓ 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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