

BUILDING BROCHURE

CONNAUGHT ESTATES - 628 13TH BUILDING

628 WEST 13th Ave. · Vancouver, BC V5Z 1N9 · Fairview



Scan to view online



3 SOLD · 12 MO
\$735,000-\$1,030,000

12-MO SOLD TREND
-14.2

Unit Mix

1 Bedroom 5 units 521 – 644 sf from \$572,000	2 Bedroom 22 units 838 – 1,360 sf from \$762,000	3 Bedroom 1 unit 1,717 – 1,717 sf from \$1,500,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,030,000	2 / 2ba	1065 sf	\$967	2026-06-24
\$935,000	2 / 2ba	960 sf	\$974	2026-05-08
\$735,000	1 / 1ba	644 sf	\$1,141	2025-11-08
\$965,000	2 / 2ba	1107 sf	\$872	2025-06-19

YEAR BUILT 1991	LEVELS 4	SUITES 71	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2820	MANAGEMENT Confidential

Overview

Connaught Estates at 628 West 13th Avenue, Vancouver, BC V5Z 1N9 - VAS2820. Located in the Fairview area of Vancouver West, near the crossroads of West 13th Avenue and Heather Street. Connaught Estates is a low-rise building that offers 71 units over 4 levels and was built in 1991. Features offered include elevator access, in-suite laundry, storage, parking and fireplace.

Connaught Estates is a short walk to Cambie Village, Canada Line, shopping, restaurants and only 5 minutes to downtown Vancouver. Steps to Blessed Sacrament School, Catholic Churches & Institutions, Drake Medox College, Ray's Beauty School, School District No 44 North Vancouver, Gateway College, College Educacentre College and Edith Cavell Elementary. Walking distance to Dairy Queen / Orange Julius, Kirin Restaurant, Everybody Loves Veggies, City Square, White Spot Restaurants, Shiro Japanese Restaurant, Sha Lin Noodle House, Peaceful Restaurant, Cactus Club Cafe and Original Joe's Restaurant & Bar. A short distance to Willow Park, Heather Park, Major Matthews Park, Douglas Park, Jonathan Rogers Park and Charleson Park. Also close to the BC Cancer Agency, Vancouver General Hospital, Vancouver Coastal Health, Willow Women's Clinic and the University Of British Columbia.

Amenities & Features

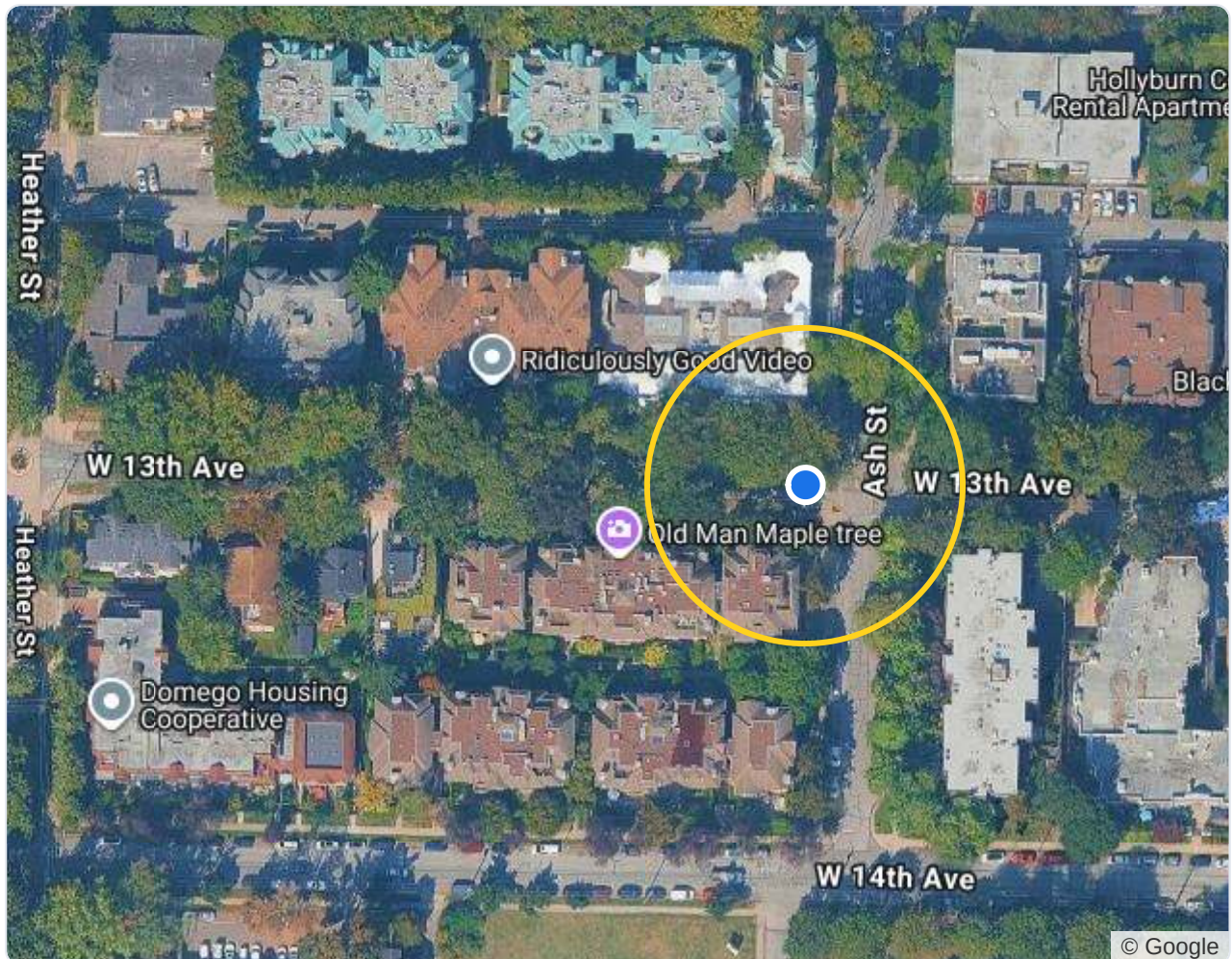
- ✓ Elevator
- ✓ In Suite Laundry

- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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