

MIDTOWN MODERN

630 Broadway · Vancouver, BC V5T 0J1 · Mount Pleasant VE



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2 FOR SALE
FROM \$518,800

12-MO SOLD TREND
13.6

Unit Mix

Studio

1 unit
558 – 558 sf
from \$580,000

1 Bedroom

20 units
544 – 780 sf
from \$500,000

2 Bedroom

3 units
835 – 920 sf
from \$960,000

For Sale in Midtown Modern & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,990	1 / 1	604 sf	\$877	308 630 E BROADWAY
\$518,800	1 / 1	550 sf	\$943	319 630 E BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$599,900	1 / 1ba	596 sf	\$1,007	2025-05-04
\$520,000	1 / 1ba	563 sf	\$924	2024-10-27
\$500,000	1 / 1ba	544 sf	\$919	2024-10-21
\$560,000	1 / 1ba	613 sf	\$914	2024-06-28

Value & Financing

Price Positioning

\$910 /sq ft

Active listings here average **\$910/sf** vs **\$1085/sf** across Mount Pleasant VE.

16% below area average

Mortgage Snapshot

\$2,485 /mo

Entry price (from) **\$518,800**

20% down payment **\$103,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2019	LEVELS 1	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata		STRATA PLAN EPS5569

Overview

Welcome to Midtown Modern. Midtown Modern is a 52-home strata residence located at 630 Broadway in Vancouver, in the Mount Pleasant neighbourhood. Completed in 2019, it is registered under Strata Plan EPS5569 and held as Freehold Strata. It sits near the intersection of Broadway & Carolina Street.

Residents enjoy an array of amenities including bike room, elevator, in-suite laundry and storage, garage underground parking and radiant heating.

Set in Mount Pleasant, Vancouver, Midtown Modern offers shopping, a central location, lane access and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ Bike Room

✓ Elevator

✓ In Suite Laundry

✓ Storage

Maintenance Fees Include

✓ Caretaker

✓ Hot Water

✓ Management

✓ Water

Location



Les Twarog

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