

BUILDING BROCHURE

CONSERVATORY

638 WEST 45th Ave. · Vancouver, BC V5Z 4R8 · Oakridge



Scan to view online



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 Conservatory & Complex

3 currently active

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

Recently Sold in this Building

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

Value & Financing

Price Positioning

\$1171 /sq ft

Active listings here average **\$1171/sf** vs **\$1190/sf** across Oakridge.

2% below area average

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 2000	LEVELS 5	SUITES 92	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3998	DEVELOPER Delta Land Development Ltd

Overview

The Conservatory at 638 West 45th Avenue, Vancouver, BC, V5Z 4G2, strata plan LMS3998. The Conservatory consists of 2 buildings, 618 W. 45th with 50 units and 638 W. 45th with 42 units, giving a total of 92 units in the strata. 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.

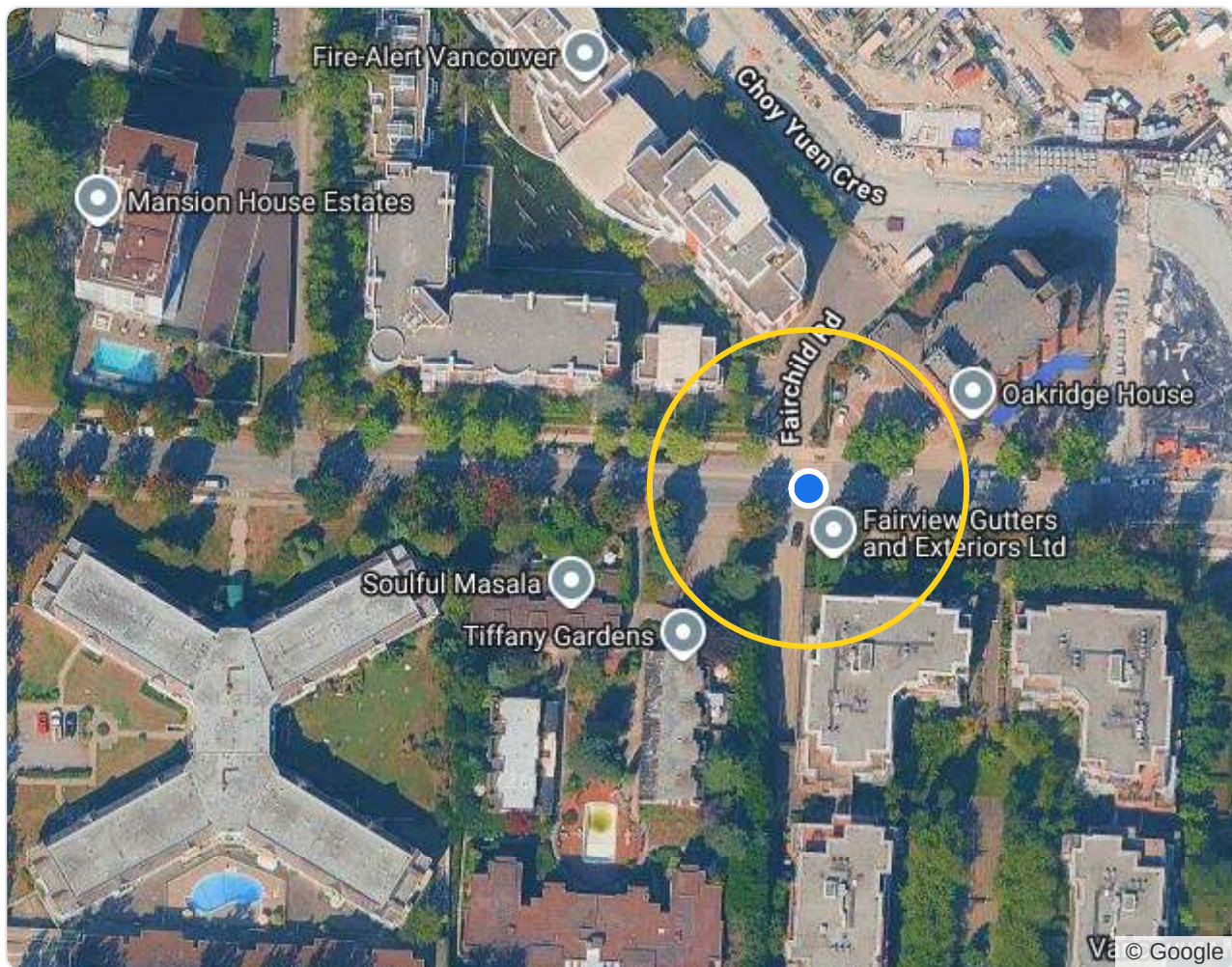
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Bike Room |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Pool; Indoor | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

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

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call