

BUILDING BROCHURE

COURTYARDS - 643 7TH BUILDING

643 WEST 7th Ave. · Vancouver, BC V5Z 1B6 · Fairview



Scan to view online



1 FOR SALE
FROM \$649,900

12-MO SOLD TREND
7.9

Unit Mix

1 Bedroom

5 units
611 – 665 sf
from \$600,000

2 Bedroom

3 units
861 – 1,176 sf
from \$810,000

For Sale in Courtyards - 643 7th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	1 / 1	664 sf	\$979	209 643 W 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	1 / 1ba	645 sf	\$1,047	2024-04-20
\$855,000	2 / 1ba	872 sf	\$981	2024-03-29
\$1,040,000	2 / 2ba	1176 sf	\$884	2023-03-20
\$810,000	2 / 1ba	861 sf	\$941	2022-07-28

Value & Financing

Price Positioning

\$979 /sq ft

Active listings here average \$979/sf vs \$1137/sf across Fairview.

14% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) \$649,900

20% down payment \$129,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1988	LEVELS 3	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2215	MANAGEMENT Confidential

Overview

Courtyards at 643 7th Avenue West, Vancouver, BC V5Z 1B5, Canada, VAS2215. A 3-levels, 45 unit condominium was built in 1988. Courtyards is located in Fairview Vancouver West, Vancouver.

Close to False Creek Elementary School, Blessed Sacrament Elementary School, Elsie Roy Elementary School, Youth Learning Centre - Esplanade Jr High School, Carson Graham Secondary School, Tait Elementary School, St. Patrick's High School, Sir Charles Tupper High School, Little Flower Academy High School, L'Île Aux Oiseaux Preschool, Echelon Day Care, stores, BMO Bank of Montreal, TD Bank Financial Group, Willow Parks, Charleson Park, Fraser River Trail Park.

Crossroads are West 7th Avenue and Ash Street. Maintenance fees include garbage pickup, gardening, gas, hot water and management.

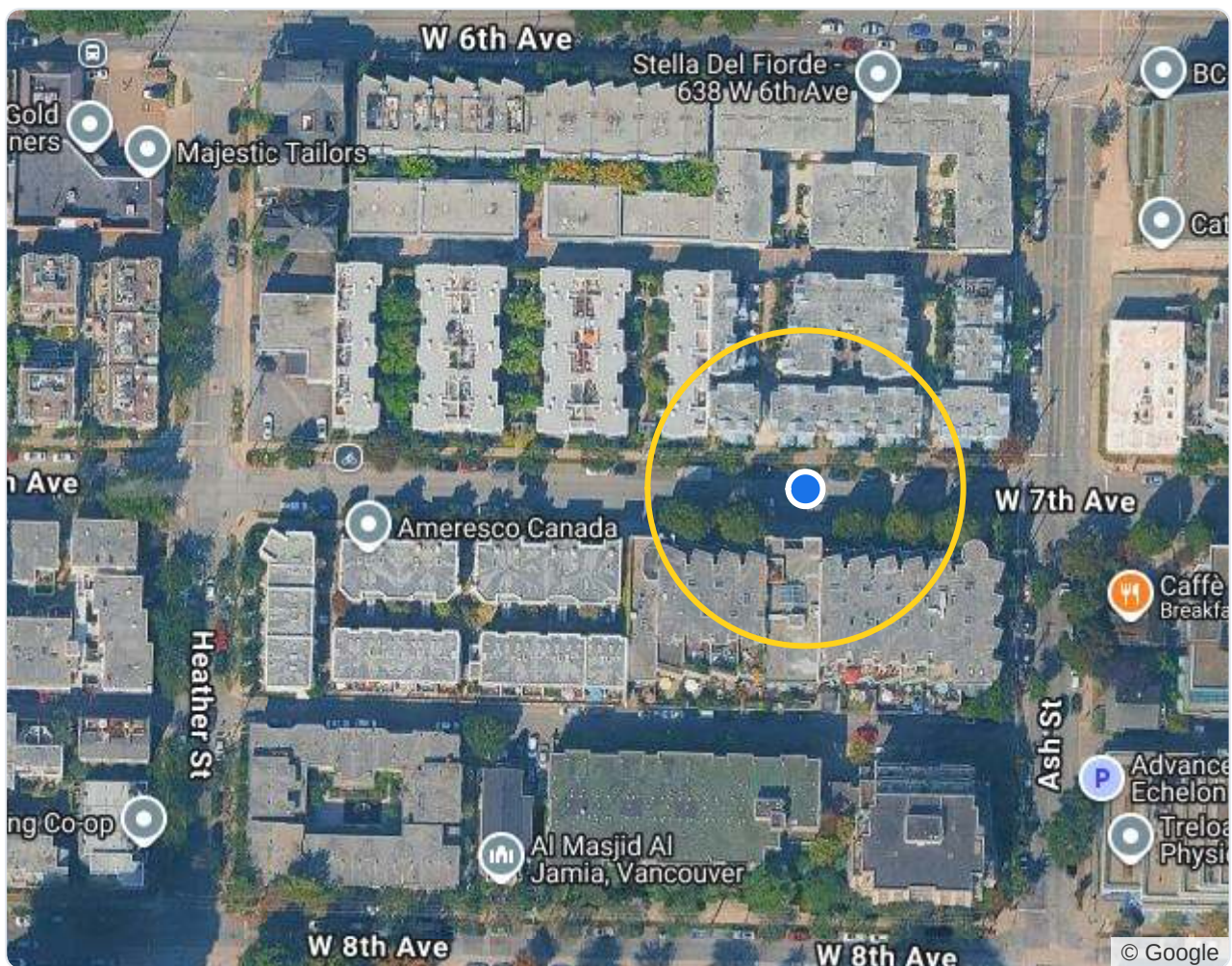
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ 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



Book a Viewing
scan or call