

BUILDING BROCHURE

MARKET HILL TERRACE

673 Market Hill · Vancouver, BC V5Z 4B5 · False Creek



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2 FOR SALE
FROM \$1,498,000

12-MO SOLD TREND
-45.2

Unit Mix

2 Bedroom

6 units
1,386 – 2,018 sf
from \$799,000

3 Bedroom

1 unit
1,723 – 1,723 sf
from \$1,575,000

For Sale in Market Hill Terrace & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,575,000	3 / 2	1723 sf	\$914	313 674 LEG IN BOOT SQUARE
\$1,498,000	2 / 3	1518 sf	\$987	315 674 LEG IN BOOT SQUARE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$799,000	2 / 2ba	1386 sf	\$576	2024-10-06
\$805,000	2 / 2ba	1443 sf	\$558	2021-09-22
\$850,000	2 / 2ba	1413 sf	\$602	2021-05-19
\$1,150,000	2 / 3ba	1518 sf	\$758	2021-05-18

Value & Financing

Price Positioning

\$950 /sq ft

Active listings here average **\$950/sf** vs **\$1136/sf** across False Creek.

16% below area average

Mortgage Snapshot

\$7,174 /mo

Entry price (from) **\$1,498,000**

20% down payment **\$299,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 5	SUITES 30	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN VAS588	

Overview

673 Market Hill, Vancouver, BC V5Z 4B3, Canada, Strata Plan Number VAS588, 5 units, 30 units in the development, was built in 1997. Maintenance fees include Caretaker, Garbage Pickup, Gardening and Management. Closest grocery stores are Little Gem Grocery, Thrifty Foods and Birdcage Confectionary. Nearby schools include Rainbow Express Day Care, School District No 61 (Greater Victoria) and James Bay Community School. Nearby parks include Quadra Park, Irving Park and Macdonald Park. There are 85 restaurants within a 15 minute walk including O Bistro, Harbour House Restaurant and Vic's Steakhouse & Bar. Walking distance child care services include False Creek Preschool, Echelon Day Care and Lille Aux Oiseaux Preschool.

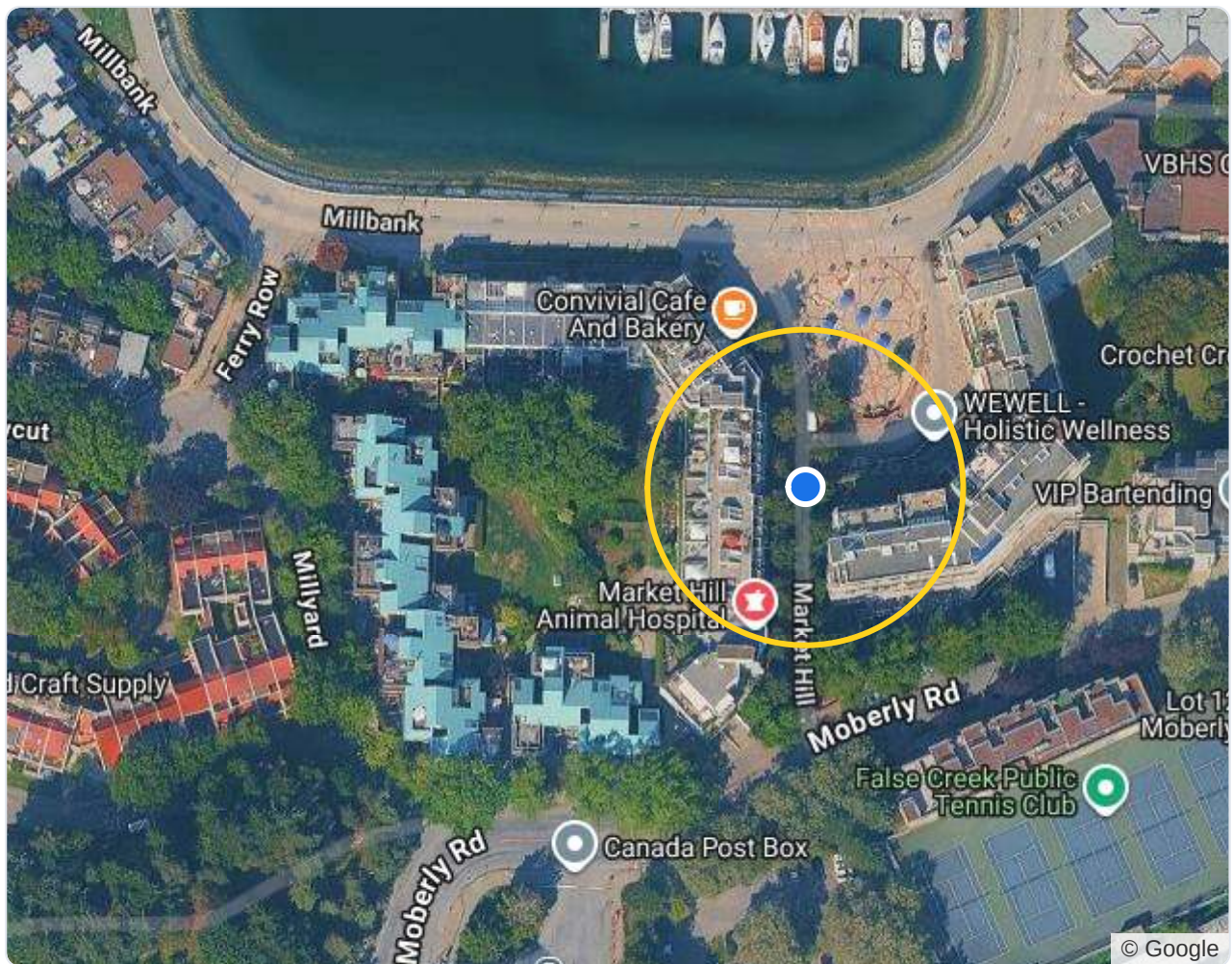
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



Les Twarog

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