

BUILDING BROCHURE

WINDGATE WILLOW

735 WEST 15th Ave. · Vancouver, BC V5Z 1R6 · Fairview



Scan to view online



1 FOR SALE
FROM \$695,000

1 SOLD · 12 MO
\$685,000–\$685,000

12-MO SOLD TREND
-16.5

Unit Mix

1 Bedroom 6 units 702 – 782 sf from \$683,000	2 Bedroom 1 unit 882 – 882 sf from \$820,000
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For Sale in Windgate Willow & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	1 / 1	718 sf	\$968	105 735 W 15TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$685,000	1 / 1ba	702 sf	\$976	2026-05-24
\$760,000	1 / 1ba	782 sf	\$972	2024-04-27
\$740,000	1 / 1ba	747 sf	\$991	2022-05-16
\$710,000	1 / 1ba	712 sf	\$997	2022-05-02

Value & Financing

Price Positioning \$968 /sq ft Active listings here average \$968/sf vs \$1180/sf across Fairview. 18% below area average	Mortgage Snapshot \$3,329 /mo Entry price (from) \$695,000 20% down payment \$139,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1988	LEVELS 4	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2035	MANAGEMENT Blueprint Strata Management Inc.

Overview

Windgate Willow - 735 West 15th Avenue, Vancouver, BC V5Z 1R6, Canada. Strata Plan VAS2035. Located in the Fairview area of Vancouver West, near the crossroads of West 15th Avenue and Heather Street. Built in 1988 with 33 units over 4 levels. Windgate Willow is a low-rise building with features such as a bike room, elevator, in-suite laundry, storage, gas fireplace and parking.

A short walk to Shalhevet Girls High School, Catholic Churches & Institutions, Blessed Sacrament School, Blanche Macdonald Centre (City Square), Edith Cavell Elementary, and Gateway College. Steps to Heather Park, Douglas Park, Willow Park and Shaughnessy Park. Close to Hachibei, Rebellious Tomato Gourmet Pizza, De Dutch Pannekoek House, Zaccary's Pizza, Thai Away Home, Dutch Wooden Shoe Cafe, Cafe Gloucester, SalaThai, Tropika On Cambie, Veggie Favour Vegetarian Food Store, Choices Market, Canada Safeway Limited, Safeway, City Square and A & L Market. A few blocks from most major banks, including TD Canada Trust, BMO, HSBC Bank Canada, Scotiabank, Bank of Nova Scotia and RBC. Also a short drive to the University Of British Columbia and the Vancouver General Hospital.

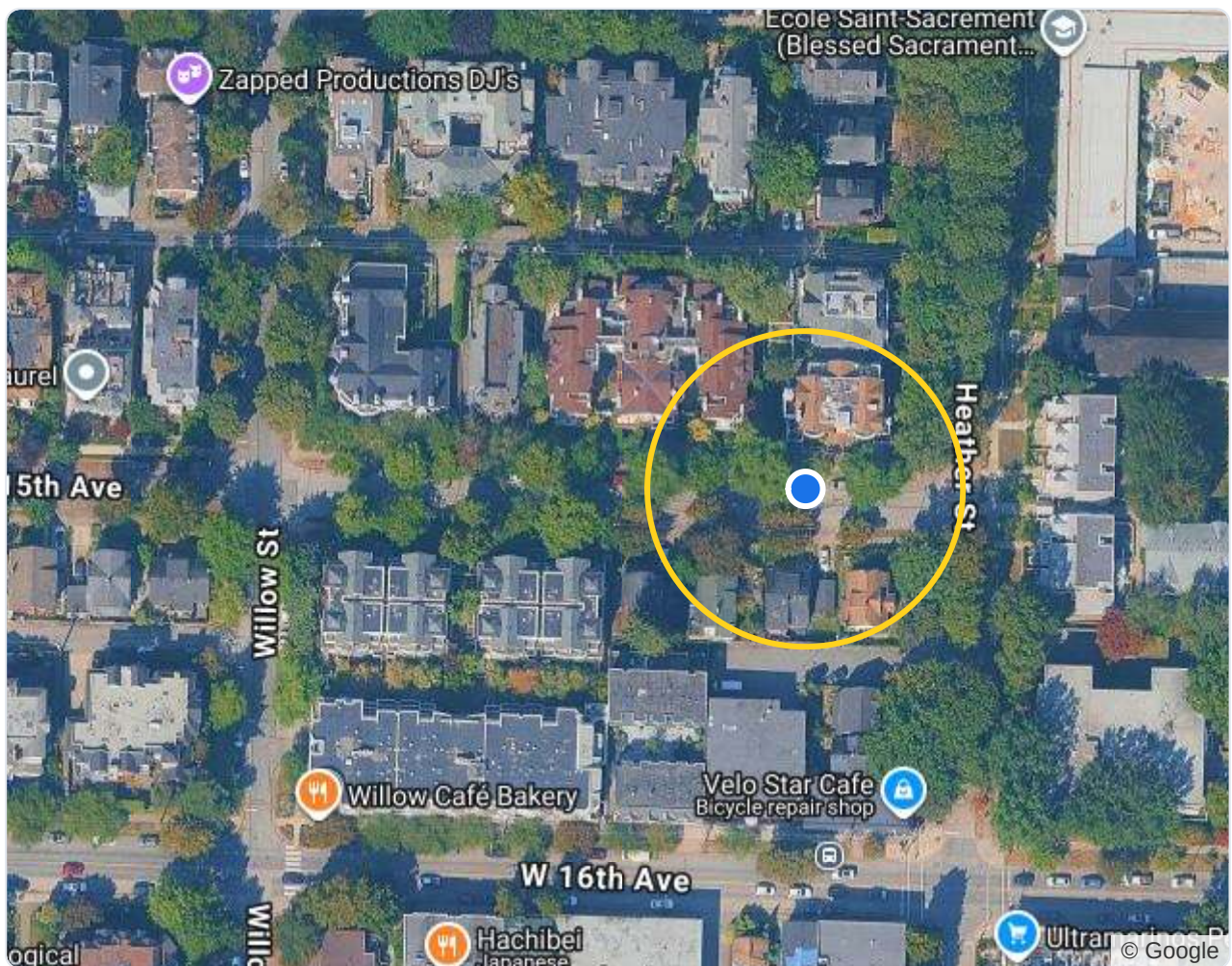
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | |

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

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