

BUILDING BROCHURE

# ALBERNI PLACE

738 Broughton St. · Vancouver, BC V6G 3A7 · West End



Scan to view online



**3** FOR SALE  
FROM \$965,000

**4** SOLD · 12 MO  
\$948,000–\$1,800,000



## Unit Mix

### 2 Bedroom

14 units  
1,250 – 2,611 sf  
from \$875,000

### 3 Bedroom

5 units  
2,577 – 2,906 sf  
from \$1,780,000

### 4 Bedroom

1 unit  
2,822 – 2,822 sf  
from \$2,225,000

## For Sale in Alberni Place & Complex

3 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS            |
|-------------|--------------|---------|-------|---------------------------|
| \$1,899,900 | 3 / 3        | 2577 sf | \$737 | 1902 738 BROUGHTON STREET |
| \$1,065,000 | 2 / 2        | 1374 sf | \$775 | 203 738 BROUGHTON STREET  |
| \$965,000   | 2 / 2        | 1250 sf | \$772 | 601 738 BROUGHTON STREET  |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$948,000   | 2 / 2ba | 1373 sf | \$690 | 2026-06-24 |
| \$1,140,000 | 2 / 2ba | 1250 sf | \$912 | 2026-02-27 |
| \$1,800,000 | 3 / 3ba | 2598 sf | \$693 | 2025-12-20 |
| \$1,025,000 | 2 / 2ba | 1370 sf | \$748 | 2025-09-25 |

## Value & Financing

### Price Positioning

**\$761** /sq ft

Active listings here average \$761/sf vs \$1203/sf across West End.

37% below area average

### Mortgage Snapshot

**\$4,622** /mo

Entry price (from) \$965,000  
20% down payment \$193,000  
Rate / amortization 5.24% · 25 yr

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

|                             |                                         |                               |                                                |
|-----------------------------|-----------------------------------------|-------------------------------|------------------------------------------------|
| YEAR BUILT<br><b>1982</b>   | LEVELS<br><b>26</b>                     | SUITES<br><b>65</b>           | CONSTRUCTION<br><b>Concrete</b>                |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS1135</b> | MANAGEMENT<br><b>Dwell Property Management</b> |

## Overview

Alberni Place - 738 Broughton St, Vancouver, BC V6G 3K3, Canada, Strata Plan Number VAS1135, 26 levels, 65 units in the development. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Hot Water, Management and Recreation Facility. Nearby Child Care Services include West End Home Child Care, Bayshore Gardens Childrens Centre, Coastal Preschool and LittleSteps Daycare. Walking distance grocery stores are J & J Market Flower, J & J Market and BC Cherry Market. Nearby parks include Barclay Heritage Square, Cardero Park and Marina Square. Nearby schools include King George International College, Rapid Computer Training and Jun School Information Centre.

## Amenities & Features

✓ None

## Maintenance Fees Include

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



## Location



## Neighbourhood & Walkability — West End

The West End is located in the most densely populated, intensively active portion of the Lower Mainland. It shares the peninsula with the Downtown, Central Business District and Stanley Park. Until the turn of the century, the West End was only sparsely settled, due to its distance from the old Granville Townsite (Gastown). The West End is home to a mixed population, old and young, of Canadians, immigrants and international transient residents. Close to 45,000 people of all a...

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](mailto:les@6717000.com) · [bcondos.net](https://bcondos.net)



Book a Viewing  
scan or call