

BUILDING BROCHURE

GRANVILLE & 59TH

7458 Granville St. · Vancouver, BC V6P 0G1 · South Granville



Scan to view online



1 FOR SALE
FROM \$1,910,000

2 SOLD · 12 MO
\$1,480,000–\$1,525,000

12-MO SOLD TREND
2.8

Unit Mix

3 Bedroom

14 units

1,630 – 2,617 sf

from \$1,440,000

For Sale in Granville & 59th & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,910,000	3 / 3	1760 sf	\$1,085	7430 GRANVILLE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,480,000	3 / 3ba	1647 sf	\$899	2026-04-05
\$1,525,000	3 / 3ba	1751 sf	\$871	2025-12-29
\$1,700,000	3 / 3ba	1656 sf	\$1,027	2025-03-27
\$2,000,000	3 / 4ba	2617 sf	\$764	2025-01-29

Value & Financing

Price Positioning

\$1085 /sq ft

Active listings here average **\$1085/sf** vs **\$1172/sf** across South Granville.

7% below area average

Mortgage Snapshot

\$9,147 /mo

Entry price (from) **\$1,910,000**

20% down payment **\$382,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4182	DEVELOPER Intracorp
ARCHITECT Shift Architecture		MANAGEMENT Confidential	

Overview

Granville & 59th - 7458 Granville Street, Vancouver, BC V6P 0G1, Canada. Strata plan number EPS4182. Crossroads are Granville Street and West 59th Avenue. A sophisticated collection of 26, 4-storey, 3 bedroom Westside townhomes. Developed by Intracorp. Architecture by Shift Architecture. Interior design by Trepp Design Inc. Maintenance fees includes garbage pickup, gardening, gas, management, sewer and snow removal.

Nearby parks are Shannon Park, Oak Park and Riverview Park. Schools nearby are Sir Winston Churchill Secondary, Sir Wilfrid Laurier Elementary, DR R E McKechnie Elementary, David Lloyd George Elementary, Vancouver Montessori School, Magee Secondary, Maple Grove Elementary, Vancouver Hebrew Academy, Langara College and Vancouver Bilingual Preschool. Nearby grocery stores are Choices Market, Grand Marpole Market and Safeway.

Other buildings in complex: 1481 W 59TH AV, 1483 W 59TH AV, 1485 W 59TH AV, 1487 W 59TH AV, 1488 W 58TH AV, 1490 W 58TH AV, 1492 W 58TH AV, 1494 W 58TH AV, 1496 W 58TH AV, 7430 GRANVILLE ST, 7450 GRANVILLE ST, 7452 GRANVILLE ST, 7454 GRANVILLE ST, 7456 GRANVILLE ST, 7458 GRANVILLE ST, 7460 GRANVILLE ST, 7470 GRANVILLE ST, 7472 GRANVILLE ST, 7474 GRANVILLE ST, 7476 GRANVILLE ST, 7478 GRANVILLE ST, 7480 GRANVILLE ST, 7482 GRANVILLE ST, 7484 GRANVILLE ST, 7486 GRANVILLE ST, 7488 GRANVILLE ST

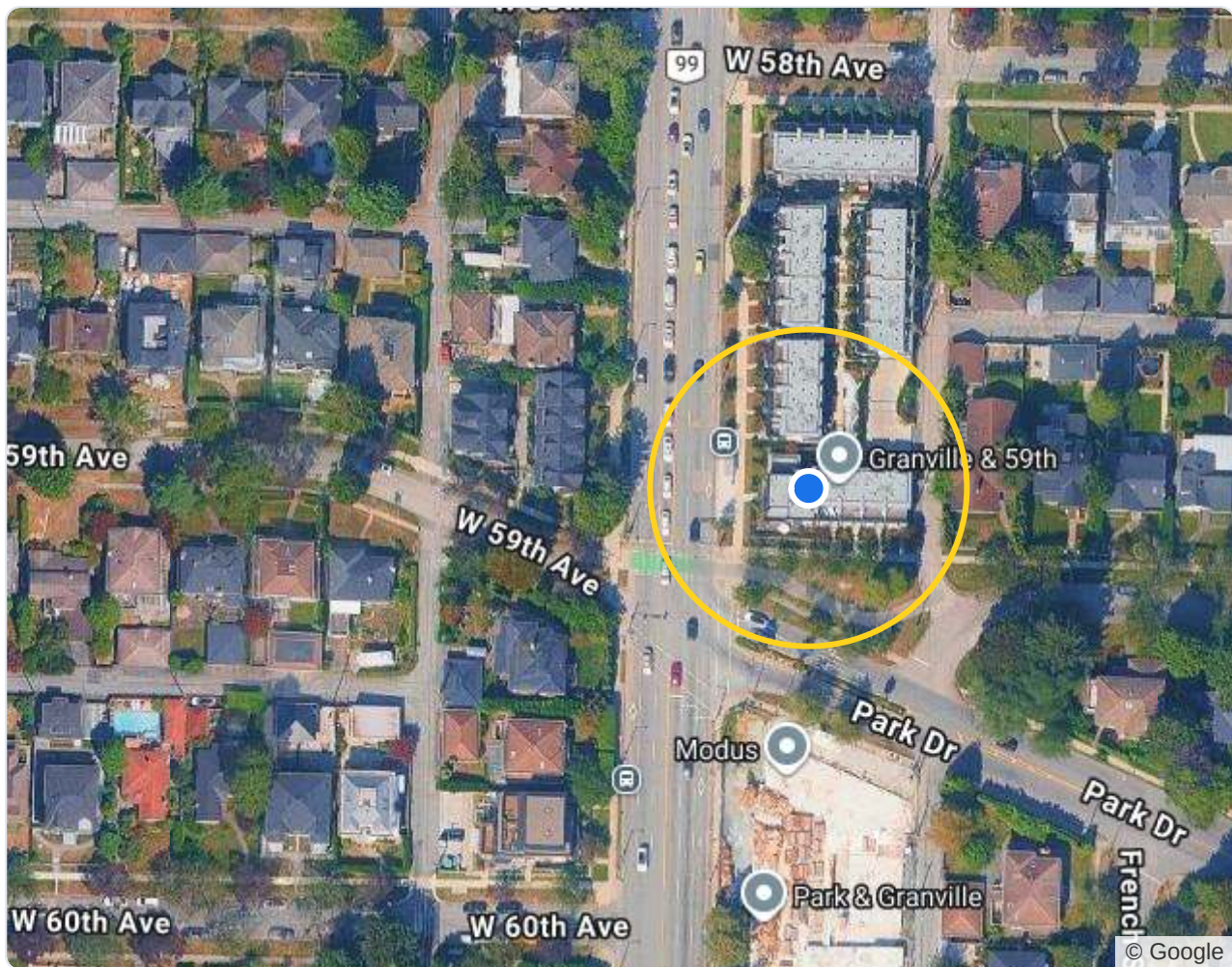
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |
| ✓ Sewer | ✓ Snow Removal |

Location



Neighbourhood & Walkability — South Granville

One of Vancouver's most vibrant retail shopping districts, the neighbourhood attracts a wide range of clientele, from aspiring designers and art lovers to fashion trend setters and gourmet connoisseurs. With something for all tastes, visitors can indulge in beautiful fashion and design, the best of home decor and delicious food and drink. Established in 1907, South Granville or Uptown is an upscale Business Improvement Area (BIA) south of Vancouver's downtown core and bordere...

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



Les Twarog

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