

BUILDING BROCHURE

APERTURE

769 WEST 41st Ave. · Vancouver, BC V5Z 3M7 · Cambie



Scan to view online



2 FOR SALE
FROM \$1,338,800

2 SOLD · 12 MO
\$960,000–\$1,650,000



Unit Mix

1 Bedroom

2 units
646 – 647 sf
from \$728,000

2 Bedroom

12 units
905 – 1,252 sf
from \$895,000

3 Bedroom

4 units
1,433 – 2,184 sf
from \$1,650,000

For Sale in Aperture & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,690,000	3 / 3	2184 sf	\$774	759 W 41ST AVENUE
\$1,338,800	2 / 2	1252 sf	\$1,069	202 5688 WILLOW STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,650,000	3 / 2ba	1433 sf	\$1,151	2026-01-03
\$960,000	2 / 2ba	905 sf	\$1,061	2025-09-09
\$1,848,880	3 / 2ba	1511 sf	\$1,224	2024-12-18
\$1,980,000	3 / 3ba	2092 sf	\$946	2024-11-26

Value & Financing

Price Positioning

\$922 /sq ft

Active listings here average \$922/sf vs \$1222/sf across Cambie.

25% below area average

Mortgage Snapshot

\$6,412 /mo

Entry price (from) \$1,338,800

20% down payment \$267,760

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
2017

LEVELS
2

SUITES
78

CONSTRUCTION
Concrete

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3952	DEVELOPER Buffalo Investment (canada) Ltd
ARCHITECT Arno Matis Architecture Inc		MANAGEMENT Confidential	

Overview

Aperture Villa - 769 West 41st Avenue, Vancouver, BC V5Z 3M7, Canada. Strata plan number EPS3952. Crossroads are West 41st Avenue and Baillie Street. A full-city block, its massing steps-down in scale from two, 6-storey multi-family blocks on the busy arterial, down to standalone single-family villas, sensitive to the single-family neighborhood to the north. Two 7,000 SQ FT fully-shared roof spaces on each 6-storey block provide outdoor community space for growing families, each space including BBQs, urban agriculture and childrens play places (www.arnomatisarchitecture.com). Completed in 2017. Developed by Buffalo Investment. Architecture by Arno Matis Architecture. Interior design by i3 Design Group.

Aperture's Asian-inspired landscape is rooted in nature and features wood and concrete paving, bamboo, river rocks and running water. Entertain guests on the rooftop garden, or relax with a cup of tea in one of the many green spaces around the property. Enjoy the serenity and meditative quiet of waterfalls in the reflecting pool, which augments the experience of light while creating an acoustic oasis that masks urban sounds. Experience stillness and harmony in the public areas. Relax with a book by the reflecting pool, take a walk through the courtyard, or cook dinner for guests on the rooftop terrace while gazing over treetops and the downtown skyline to the North Shore mountains and beyond.

Nearby parks include Oak Meadows Park, Montgomery Park and Tisdall Park. Nearby schools include King David High School, Vancouver College, Eric Hamber High School and Sir William Osler Elementary School. The closest grocery stores are Kin's Farm Market, Kin's Farm Market and Safeway. Nearby coffee shops include Nava Creative Kosher Cuisine, Qoola and BLENZ COFFEE. There are 30 restaurants within a 15 minute walk including Towne, Nava Creative Kosher Cuisine and Kosher Cuisine.

Other buildings in complex: 5680 WILLOW ST, 5688 WILLOW ST, 769 41ST AVE W, 759 41ST AVE W, 5687 BAILLIE ST, 5699 BAILLIE ST

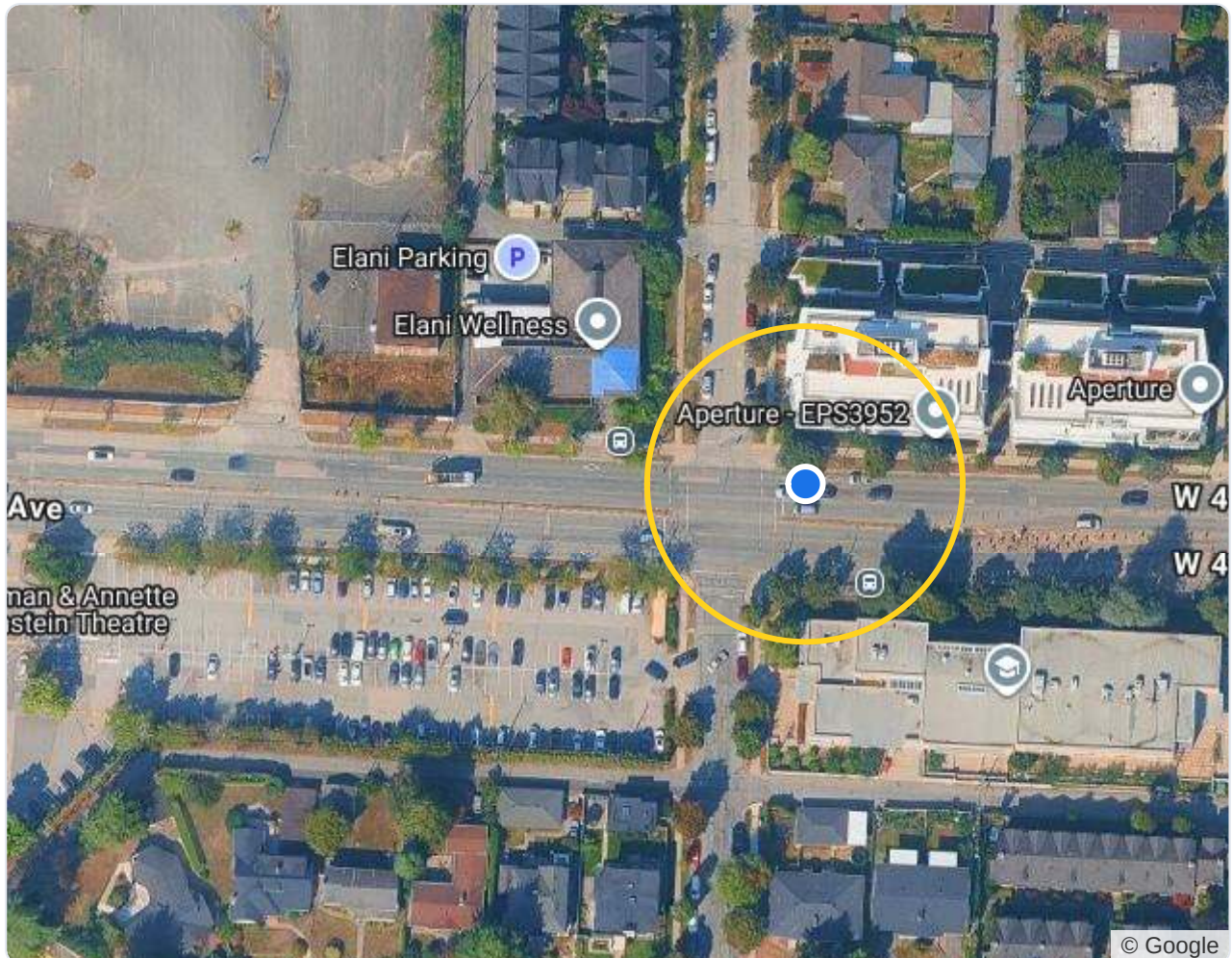
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Rooftop Deck

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



Les Twarog

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