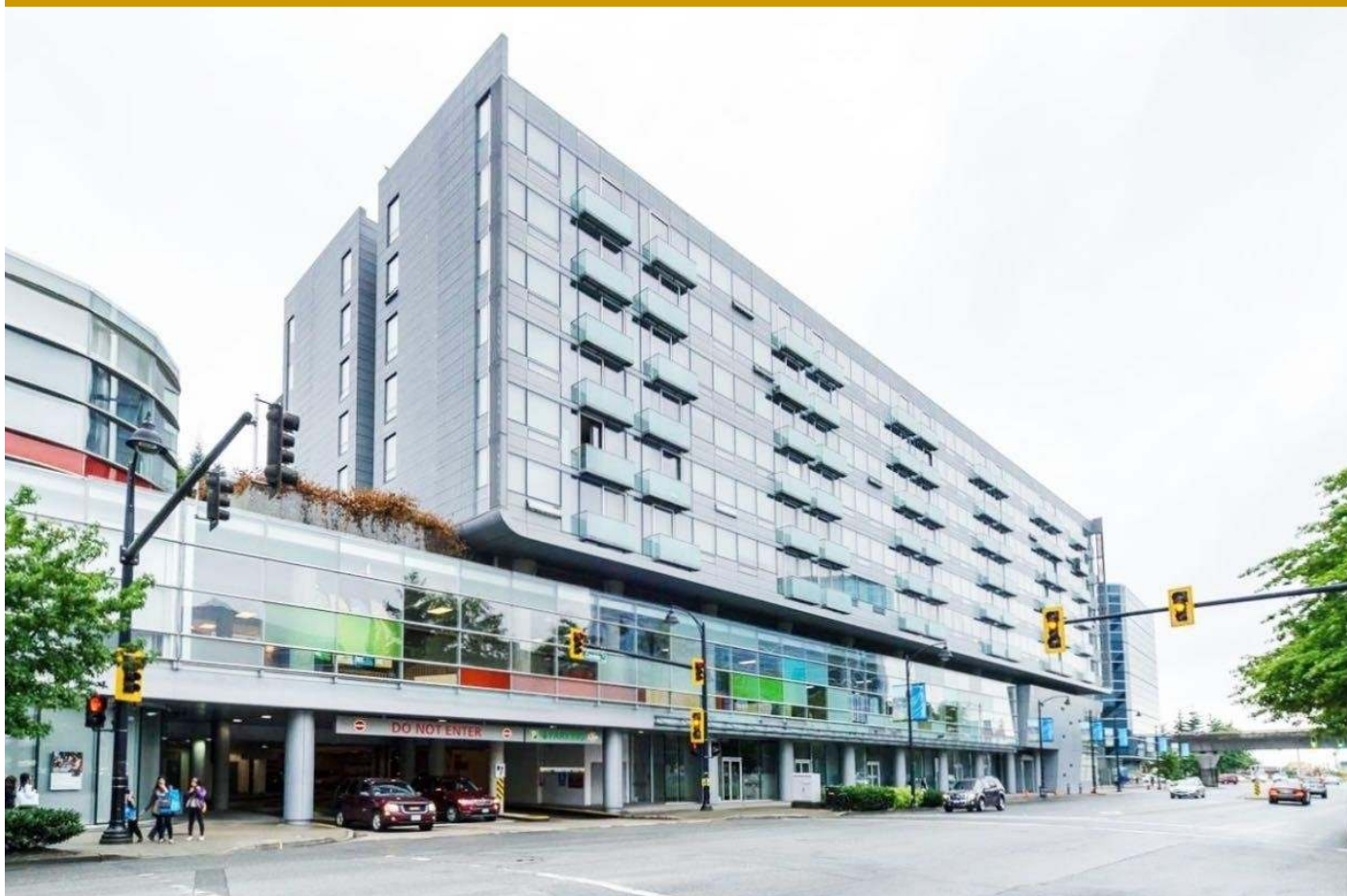


ABERDEEN RESIDENCE

8080 Cambie Rd. · Richmond, BC V6X 1J8 · West Cambie



Scan to view online



3 FOR SALE
FROM \$579,000

6 SOLD · 12 MO
\$511,000–\$560,000



Unit Mix

1 Bedroom

32 units
559 – 741 sf
from \$508,069

2 Bedroom

10 units
715 – 855 sf
from \$511,000

3 Bedroom

1 unit
1,206 – 1,206 sf
from \$815,000

For Sale in Aberdeen Residence & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	1 / 2	715 sf	\$838	511 8080 CAMBIE ROAD
\$585,000	1 / 2	715 sf	\$818	621 8080 CAMBIE ROAD
\$579,000	1 / 2	741 sf	\$781	823 8080 CAMBIE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$556,000	2 / 2ba	718 sf	\$774	2026-07-16
\$560,000	2 / 2ba	724 sf	\$773	2026-01-17
\$552,800	1 / 2ba	720 sf	\$768	2025-11-30
\$511,000	2 / 2ba	715 sf	\$715	2025-10-30

Value & Financing

Price Positioning

\$812 /sq ft

Active listings here average **\$812/sf** vs **\$852/sf** across West Cambie.

5% below area average

Mortgage Snapshot

\$2,773 /mo

Entry price (from) **\$579,000**

20% down payment **\$115,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 9	SUITES 120	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2690	ARCHITECT Bing Thom Architects

Overview

Aberdeen Residence - 8080 Cambie Road, Richmond, BC V6X 1J8. Strata Plan BCS2690. Built in 2008. Concrete construction. Eight levels. Full rain screen. This complex is located in West Cambie area of Richmond. Connected to Aberdeen Centre and steps to Canada Line station, Yaohan Centre and Lansdowne Mall. It is within walking distance to Parker Place, medical centers, financial institutions, supermarkets and superb restaurants at the glamorous Aberdeen Centre that brings

living and shopping right to your doorstep. The complex was designed by Vancouver-based Bing Thom Architects featuring spacious living areas, top-of-the-line appliances, air-conditioning, 9' ceiling and the hi-tech visional window systems deliver great energy savings, eliminate outside noises and protect from ultraviolet rays. There are also concierge service, business center, large recreational room and exercise room, central air conditioning and in-suite laundry. Some units offer North shore mountain views. Maintenance fee includes caretaker, garbage pickup, gas, hot water, management and recreation facility. Pets are not allowed. Rentals are permitted. This complex is perfect for investment or living.

Crossroads are Garden City Rd and No.3 Rd

Amenities & Features

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

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Neighbourhood & Walkability — West Cambie



Exceptional — most errands on foot

197 dining 30 groceries 38 transit 11 parks 3 schools
within a 10-minute walk (~800 m)

Aberdeen — 280 m

Aberdeen Neighbourhood Park — 130 m

Baking Factory — 70 m

Capital College — 380 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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Book a Viewing
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