

BUILDING BROCHURE

SHAUGHNESSY RESIDENCES

8123 Shaughnessy St. · Vancouver, BC V6P 3X9 · Marpole



Scan to view online



2 FOR SALE
FROM \$1,599,000

1 SOLD · 12 MO
\$1,650,000–\$1,650,000

12-MO SOLD TREND
-0.5

Unit Mix

3 Bedroom

6 units

1,648 – 1,792 sf

from \$1,599,000

For Sale in Shaughnessy Residences & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,619,000	3 / 3	1653 sf	\$979	8121 SHAUGHNESSY STREET
\$1,599,000	3 / 3	1653 sf	\$967	8121 SHAUGHNESSY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,650,000	3 / 3ba	1668 sf	\$989	2025-10-08
\$2,050,000	3 / 3ba	1792 sf	\$1,144	2024-03-26
\$1,860,000	3 / 3ba	1650 sf	\$1,127	2022-02-11
\$1,658,000	3 / 3ba	1648 sf	\$1,006	2021-02-22

Value & Financing

Price Positioning

\$973 /sq ft

Active listings here average **\$973/sf** vs **\$1092/sf** across Marpole.

11% below area average

Mortgage Snapshot

\$7,658 /mo

Entry price (from) **\$1,599,000**

20% down payment **\$319,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 4	SUITES 15	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5291	DEVELOPER Alabaster
ARCHITECT Formwerks Architectural		MANAGEMENT Citybase Management Ltd.	

Overview

Shaughnessy Residences at 8123 Shaughnessy Street, Vancouver, BC, Canada, V6P 3X9. Shaughnessy Residences is located in the heart of Marpole. This Vancouver Westside neighbourhood is bordered by Oakridge to the north and Richmond to the south. To the west, is the Marpole Town Centre featuring a mix of shopping and amenities. Located to the east is the

Cambie Corridor with Canada Line Rapid Transit, and new amenities at Cambie and Marine Drive including a T&T Grocery Store, Real Canadian Super Store, Safeway, Cineplex movie theatres and Oakridge Mall. Schools in the area include; Sir Winston Churchill Secondary School, JW Sexsmith Elementary School, Sir Wilfred Laurier Elementary and Magee Secondary School.

Other amenities in the area include the Oakridge-Marpole Community Centre located at West 59th Ave and Oak Street. Oak Park is a City of Vancouver run park that features grass play fields, tennis courts, a baseball diamond and walking trails.

All homes feature 3 bedrooms and den, plus a lower level flex room providing direct access to parking. There are also a limited number of 4 bedroom and den homes available. Air-conditioning and heated ensuite flooring is also included.

Private Garages at Shaughnessy Residences. The beauty of the garage is that you can use it for whatever you like. Think workshop, hobby room, or even a Man Cave! Garages come complete with fob-controlled overhead door and a pedestrian door for easy access to your home.

Alabaster Homes is pleased to announce that we have received two awards at this year's Greater Vancouver Homebuilders Association (GVHBA) Ovation Awards: **Best Interior Design Display Suite: Multi-Family Home** and **Best New Kitchen Under \$50,000** for our recently completed Osler Residences project.

In collaboration with interior designer [Gaile Guevara Studio](#), the Osler space was inspired by the colour palette of the local BC landscape, and aims to feature the work of local artists, artisanal trades, creators, and retailers.

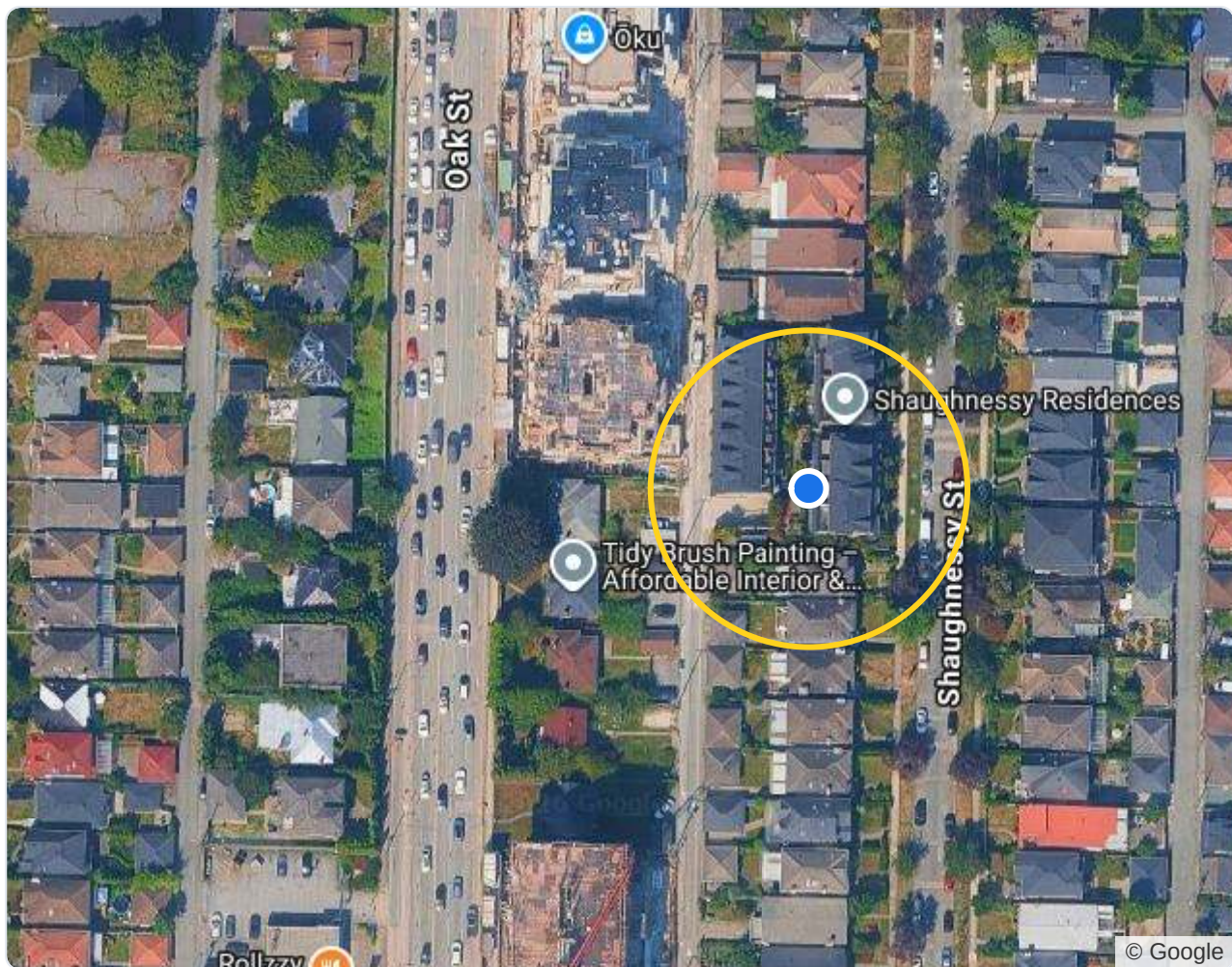
"Sharing the stories of the passionate people behind each detail and knowing they share similar values are some of the simple ways we can create an environment that is more meaningful," explains Gaile.

Maintenance Fees Include

✓ Management

✓ Snow Removal

Location



Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



Les Twarog

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