

BUILDING BROCHURE

CARTIER HOUSE

8775 Cartier St. · Vancouver, BC V6P 4V3 · Marpole



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1 FOR SALE
FROM \$489,900

2 SOLD · 12 MO
\$420,000–\$480,000

12-MO SOLD TREND
21.5

Unit Mix

1 Bedroom

8 units

604 – 688 sf

from \$325,000

For Sale in Cartier House & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$489,900	1 / 1	688 sf	\$712	405 8775 CARTIER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	1 / 1ba	659 sf	\$728	2026-03-13
\$420,000	1 / 1ba	604 sf	\$695	2026-01-19
\$395,000	1 / 1ba	630 sf	\$627	2025-06-12
\$430,000	1 / 1ba	655 sf	\$656	2022-06-08

Value & Financing

Price Positioning

\$712 /sq ft

Active listings here average \$712/sf vs \$1040/sf across Marpole.

32% below area average

Mortgage Snapshot

\$2,346 /mo

Entry price (from) \$489,900

20% down payment \$97,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1976	LEVELS 4	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS386	MANAGEMENT Wynford Strata Management

Overview

Cartier House - 8775 Cartier Street, Vancouver, BC V6P 4V3, strata plan VAS386 - Located on Cartier Street and West 72nd Avenue in the desirable Marpole subarea of Vancouver West, close to the shops and restaurants on Granville, minutes to Marpole Oakridge Community Centre, Canada Line, UBC and the Airport. The notable landmarks around Cartier House are Marpole Park, William Mackie Park, Fraser River Park, and McCleery Golf Course. Easy access to Granville Street and other major routes allows for an easy commute to surrounding destinations including Richmond, Downtown and Burnaby.

Cartier House is close to David Lloyd George Elementary, Vancouver Montessori School and Sir Winston Churchill Secondary Schools. Some excellent restaurants in the area include Cafe de l'Orangerie, Talay Thai Restaurant, White Spot Restaurant and many others.

Cartier House is a four level complex built in 1976. It consists of 26 units featuring bright open plan, gas fireplace, large open balcony or fenced patio for ground floor units and skylights for top floor units. Complex amenities include secured parking, large storage locker and elevator. Cartier House - quiet and well maintained complex with recent updates to lobby, boiler and hot water tank (2009), roof (2008) and piping (2001). Maintenance fees include gardening, garbage pickup, gas, heat, hot water and management.

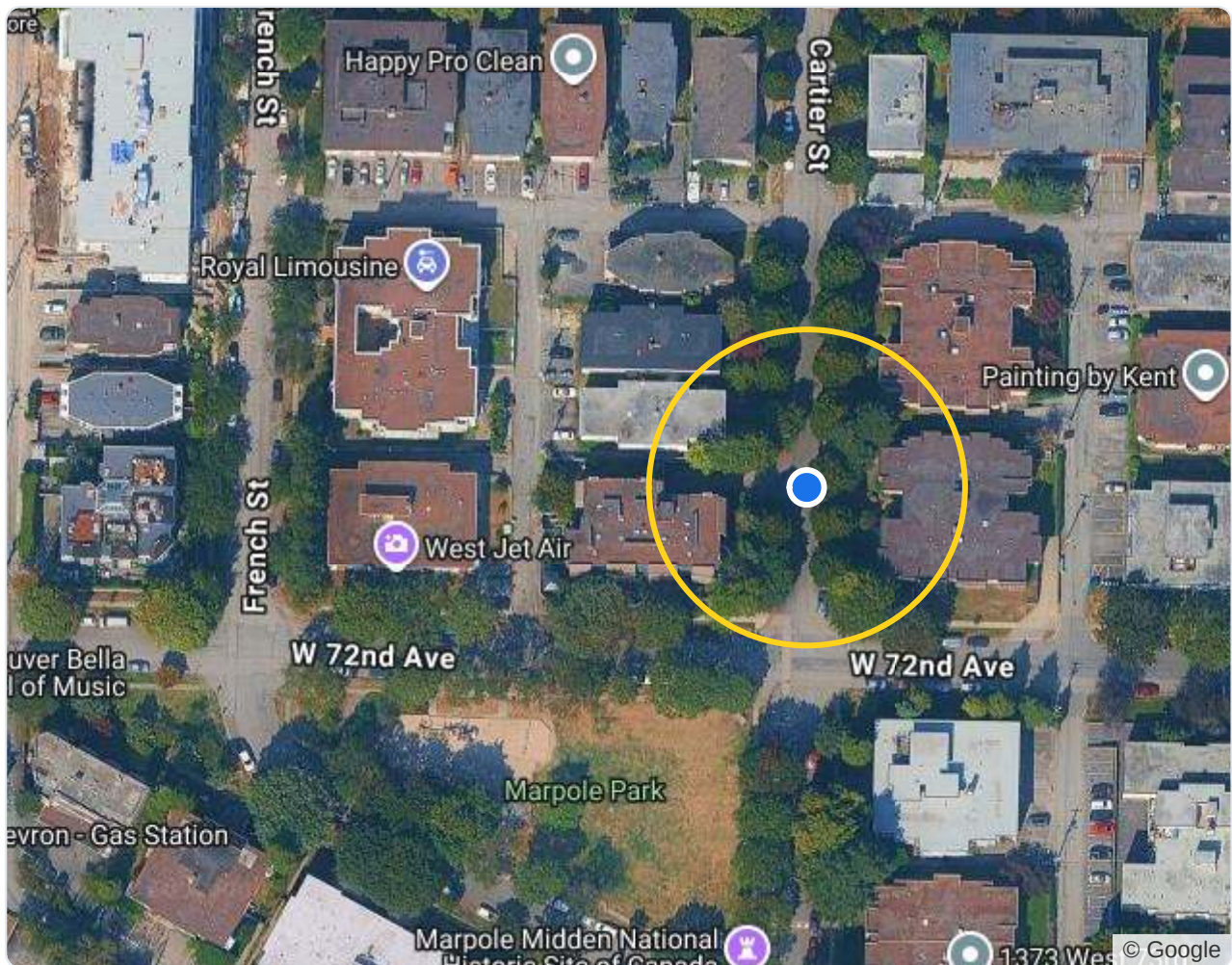
Amenities & Features

- | | |
|------------|---------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |

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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