

BUILDING BROCHURE

MERIDIAN COURT

939 WEST 7th Ave. · Vancouver, BC V5Z 1C4 · Fairview



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2 FOR SALE
FROM \$938,000

1 SOLD · 12 MO
\$1,150,000–\$1,150,000

12-MO SOLD TREND
22.7

Unit Mix

1 Bedroom

3 units
624 – 691 sf
from \$660,000

2 Bedroom

9 units
805 – 1,069 sf
from \$757,000

For Sale in Meridian Court & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,800	2 / 2	1020 sf	\$1,077	13 939 W 7TH AVENUE
\$938,000	2 / 2	934 sf	\$1,004	14 939 W 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,150,000	2 / 2ba	1069 sf	\$1,076	2025-09-23
\$660,000	1 / 1ba	624 sf	\$1,058	2024-11-03
\$715,000	1 / 1ba	691 sf	\$1,035	2024-06-03
\$760,000	1 / 1ba	659 sf	\$1,153	2024-04-03

Value & Financing

Price Positioning

\$1041 /sq ft

Active listings here average \$1041/sf vs \$1145/sf across Fairview.

9% below area average

Mortgage Snapshot

\$4,492 /mo

Entry price (from) \$938,000

20% down payment \$187,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1987	LEVELS 4	SUITES 31	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1854	MANAGEMENT Pacific Quorum Properties Inc

Overview

Meridian Court - 939 7th Avenue West, Vancouver, BC V5Z 1C4, Canada. Strata plan number VAS1854. This building has 3 levels and 31 units, built in 1988. Crossroads are Laurel Street and Oak Street. Nearby parks include Charleson Park, Willow Park and Choklit Park. Nearby schools include Commando Krav Maga: Vancouver Location, Saint John's International and St. John's International. The closest grocery stores are Super Delivery, Spruce Grocery and Nature's Prime Nutrition & Health. Nearby coffee shops include Deja Brew Coffeehouse + Fresh Food Cafe, 7-Eleven and Sake Cafe. There are 190 restaurants within a 15 minute walk including Cafe Delight, Red Ginger Asian Cuisine Ltd and Sargam House Restaurant. Maintenance fees includes caretaker, garbage pickup, gardening and management.

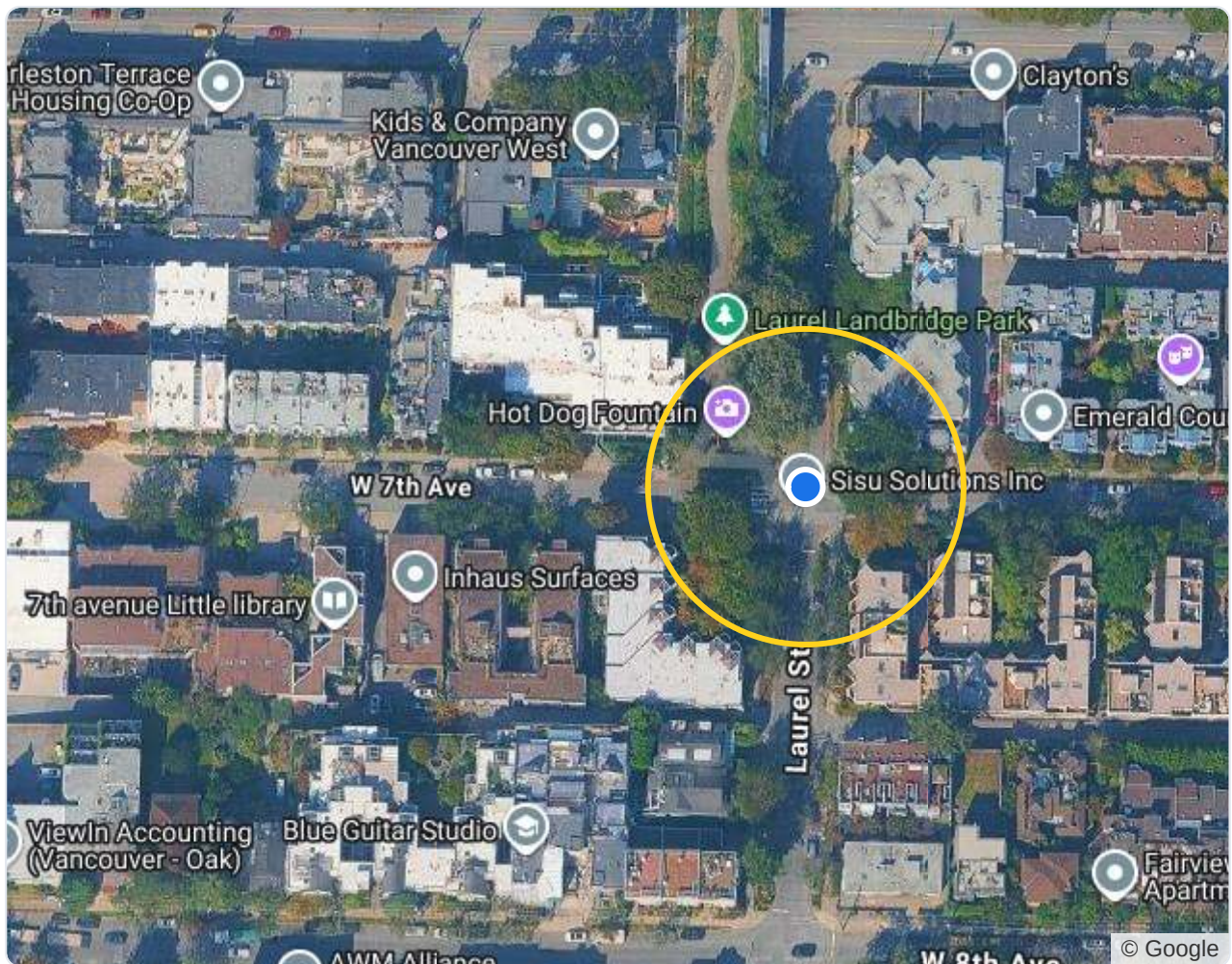
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ In Suite Laundry | ✓ Storage |
|--------------------|-----------|

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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