

BUILDING BROCHURE

CHURCHILL GARDENS - 995 59TH BUILDING

995 WEST 59th Ave. · Vancouver, BC V6P 6Z2 · South Cambie



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3 FOR SALE
FROM \$798,000

4 SOLD · 12 MO
\$800,000-\$1,840,000

12-MO SOLD TREND
-18.5

Unit Mix

1 Bedroom 5 units 680 – 1,083 sf from \$550,000	2 Bedroom 17 units 846 – 1,500 sf from \$707,000	3 Bedroom 4 units 1,286 – 2,046 sf from \$1,350,000	4 Bedroom 17 units 1,890 – 2,303 sf from \$1,550,000
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For Sale in Churchill Gardens - 995 59th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$898,800	2 / 2	987 sf	\$911	210 995 W 59TH AVENUE
\$798,000	2 / 2	876 sf	\$911	408 995 W 59TH AVENUE
\$798,000	2 / 2	891 sf	\$896	412 995 W 59TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,625,000	4 / 4ba	2092 sf	\$777	2026-06-26
\$1,715,000	4 / 4ba	2303 sf	\$745	2026-03-30
\$1,840,000	4 / 4ba	2213 sf	\$831	2025-09-09
\$800,000	2 / 2ba	892 sf	\$897	2025-09-08

Value & Financing

Price Positioning \$906 /sq ft Active listings here average \$906/sf vs \$1156/sf across South Cambie. 22% below area average	Mortgage Snapshot \$3,822 /mo Entry price (from) \$798,000 20% down payment \$159,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2004	LEVELS 4	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS449	MANAGEMENT Gammon International

Overview

Churchill Gardens - 995 West 59th Avenue, Vancouver, BC V6P 6Z2, BCS449 - Located on West 59th Avenue and Oak Street in the desirable South Cambie subarea of Vancouver West, close to Oakridge Shopping Mall, Langara Golf Course, Marpole Oakridge Community Centre and Langara-49th Ave Skytrain Station. The notable landmarks around Churchill Gardens are Oak Park, Cambie Park and Tisdall Park. Direct access to Oak Street and other major routs allows for an easy commute to surrounding destinations including Downtown, Richmond and Vancouver International Airport.

Schools nearby are Laurier Elementary, Jameison Mandarin Bilingual Elementary and Churchill High School. Marpole-Oakridge Day Care Center and Vancouver Bilingual Preschool are only steps away. Some excellent restaurants in the area include Applause Japanese Restaurant, Pho Hoa Restaurant, Domino's Pizza and many others.

Churchill Gardens is a four level built in 2004 by Polygon. It consists of 123 units featuring elegant floor plan layout, high ceilings, open kitchen, gas stove, gas fireplace, in-suite laundry and large walk-in closet; balcony or big private patio for ground level units. Complex amenities include secured underground parking, bike room, storage, wheelchair access, garden and elevator. Maintenance fees include garbage pickup, gardening, hot water and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- | | |
|---------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |
| ✓ Wheelchair Access | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — South Cambie

South Cambie is a neighbourhood in the city of Vancouver, British Columbia, Canada, that is generally considered one of the smallest neighbourhoods in the city, both in size and in population. It is wedged between one of the city's largest parks and the upscale neighbourhood of Shaughnessy, and is known for a large cluster of medical facilities. (Source: Wikipedia) It is sandwiched between Queen Elizabeth Park and Shaughnessy heights. This area is known for its abundance of m...

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



Les Twarog

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