

BUILDING BROCHURE

SPRINGDALE

1406 WEST 73rd Ave. · Vancouver, BC V6P 3E8 · Marpole



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1 FOR SALE
FROM \$599,000

1 SOLD · 12 MO
\$511,000–\$511,000

Unit Mix

2 Bedroom

2 units
920 – 924 sf
from \$511,000

For Sale in Springdale & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	2 / 2	924 sf	\$648	302 1406 W 73RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$511,000	2 / 2ba	920 sf	\$555	2025-09-22

Value & Financing

Price Positioning

\$648 /sq ft

Active listings here average \$648/sf vs \$1038/sf across Marpole.

38% below area average

Mortgage Snapshot

\$2,869 /mo

Entry price (from) \$599,000

20% down payment \$119,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1991	LEVELS 4	SUITES 8	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS23	MANAGEMENT Self Managed

Overview

Springdale Avenue, Vancouver, BC V6P 3E9 - LMS23. Located in the Marpole area of Vancouver West, at the crossroads of West 73rd Avenue and Cartier Street. A low-rise building that offers 8 units over 4 levels and was built in 1991. Some of the features offered by this building include storage, in-suite laundry, elevator and parking.

Convenient location just a few blocks from all the amenities of South Granville Street; restaurants, shops, banking, groceries, and more. Close to public transit and easy access to the airport (YVR), Richmond via the Oak Street bridge, and the University of British Columbia via SW Marine Drive. Nearby schools include David Lloyd George Elementary and Sir Winston Churchill Secondary.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ 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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