

eXp REALTY | LUXURY

FOR SALE · KENSINGTON-CEDAR COTTAGE, VANCOUVER

TEN FLOORS UP

1005 - 4638 GLADSTONE STREET

3 BED + DEN · 2 BATH · 10TH FLOOR

OFFERED AT **$850,000**

KYLE MARK REAL ESTATE GROUP

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KENSINGTON GARDENS BY WESTBANK · TENTH FLOOR, THREE BEDROOMS



SKYLINE TO MOUNTAINS

Ten floors up on the East Side, the glass runs floor to ceiling and the view runs from downtown to the North Shore mountains and the water. Three bedrooms, a den and two bathrooms, with every bedroom on the window wall, and it faces away from Kingsway, on the quiet side of the building.

The kitchen is built around a long quartz island with an undermount double sink, German cabinetry, a Miele gas cooktop and a Blomberg dishwasher. Wide-plank floors carry through the living space, and the laundry is stacked in the suite.

The part people underestimate: the heat pump heats and cools, and the $830.01 monthly strata fee already covers heat, hot water and air conditioning. One parking stall on P3, and T&T Supermarket is downstairs.

RESIDENCE

3 Bed + Den · 2 Bath · 10th Floor

OUTLOOK

Downtown · North Shore Mountains · Water

FINISHES

Miele Gas Cooktop · Quartz · German Cabinetry · Heat Pump A/C

BUILDING

Concrete High-Rise · Westbank · Built 2018 · 398 Homes

OFFERED AT

$850,000

“Three bedrooms under nine hundred thousand, with the downtown skyline and the North Shore mountains out front.”

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FLOOR TO CEILING

The kitchen and living room share one open space, anchored by the island and finished by a wall of glass. The bedrooms line up along the same window wall, so the view is the first thing you see in the morning, not just from the sofa. A den off the living space works as a home office or in-suite storage.







“Heat, hot water and air conditioning are all included in the strata fee.”

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THE BUILDING DOES THE WORK

Westbank built Kensington Gardens to run like a small neighbourhood. A year-round outdoor pool, a hot tub and sauna, a fitness centre, a 15-seat theatre, games and study rooms, a playground, a BBQ area and a concierge. T&T Supermarket sits in the podium, reachable from the P1 parkade, so groceries never need the car.







WELLNESS

- Outdoor Pool · Year-Round
- Hot Tub
- Sauna
- Fitness Centre

SOCIAL

- Theatre · 15 Seats
- Games & Social Room
- Study Room
- Playground & BBQ

IN THE HOME

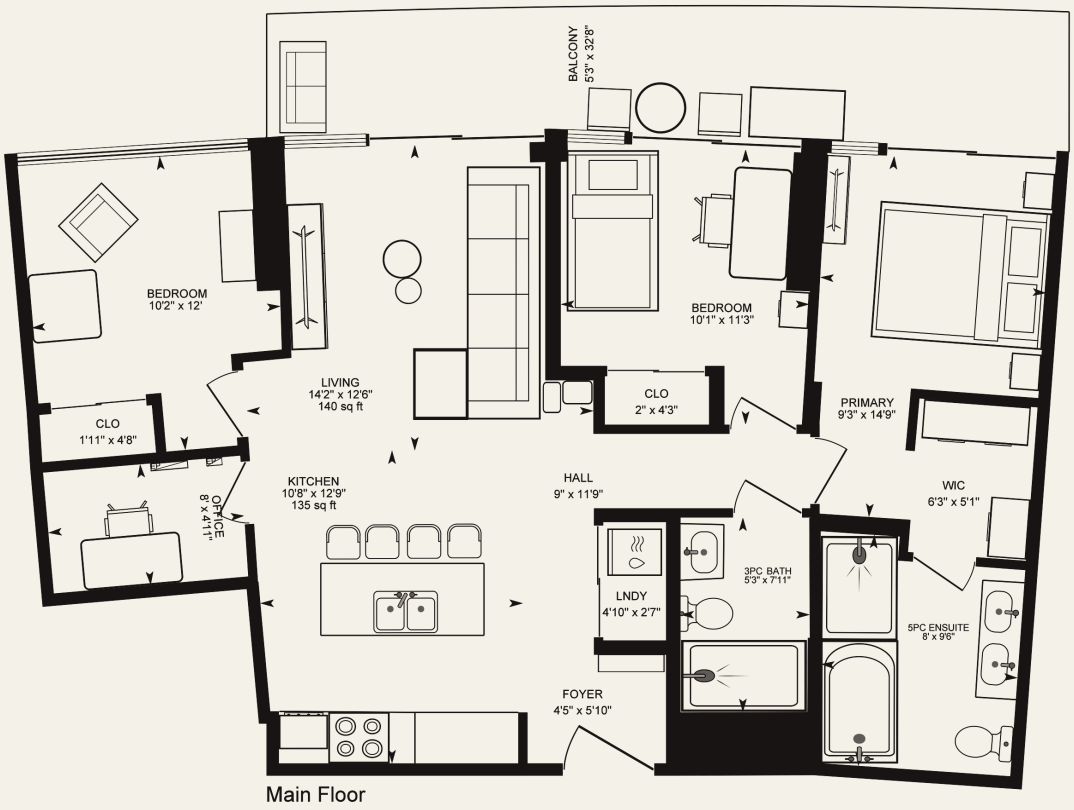
- Heat Pump · Heat & A/C
- Miele Gas Cooktop
- Blomberg Dishwasher
- In-Suite Laundry · Stacked

SERVICES

- Concierge
- T&T Supermarket · Podium
- Bus Stop · At the Door
- Parking · 1 Stall, P3

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THE SPECIFICATIONS



FLOOR PLAN · 1,015 SQ FT INTERIOR · 173 SQ FT BALCONY · MEASURED BY AFK MEDIA

DIMENSIONS

INTERIOR	1,015 Sq Ft · Balcony 173
BED · BATH	3 + Den · 2
FLOOR	10th
YEAR BUILT	2018

THE NUMBERS

LIST PRICE	$850,000
STRATA FEE / MO	$830.01
FEE INCLUDES	Heat · Hot Water · A/C
PROPERTY TAX	$3,058 (2026)

WALK · TRANSIT · BIKE SCORE

92	82	86
WALK	TRANSIT	BIKE
WALKER'S PARADISE	EXCELLENT TRANSIT	VERY BIKEABLE

LEGAL & PARKING

STRATA PLAN	EPS5134 · Lot 164
P.I.D.	030-604-745
PARKING	1 Stall, P3-362
STORAGE LOCKER	None
ZONING	CD-1 (556)
PETS · RENTALS	2 Dogs or Cats · Rentals 180+ Days

THE NEIGHBOURHOOD

ON FOOT

T&T Supermarket	In the Podium
General Brock Park	300 m
Kingcrest Park	1.0 km
Trout Lake	1.4 km

TRANSIT

Bus Stop	At the Door
Nanaimo Station	720 m
29th Avenue Station	1.2 km
Commercial-Broadway	2.2 km

COMMUNITY

Kensington Comm. Centre	1.1 km
Kensington Library	1.2 km
Metropolis at Metrotown	4.8 km
Waterfront Station	5.9 km

SCHOOLS

Gladstone Secondary (catchment)	500 m
G.T. Cunningham Elementary (catchment)	790 m
Catchment	VSB 2026 · buyer to verify



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PERSONAL REAL ESTATE CORPORATION

THE MARK OF EXCELLENCE

kylemark.ca · kyle@kylemark.ca · 604-315-5379

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