

Kitchens set the tone for a home in Vancouver. They carry the daily load of cooking, family gatherings, and friendly hangouts, and they're where most buyers look first when judging value. If you're pricing a kitchen renovation in Vancouver BC, you will come across wide ranges and conflicting advice. The truth is that budget, scope, and timing drive the final number, and local factors such as permitting, trades availability, and strata rules can shift costs up or down. With the right planning, you can align the project to your priorities, whether you want a compact kitchen renovation that solves storage or a luxury kitchen remodel showcasing custom millwork and stone.

What follows is a practical, experience-driven guide to Kitchen remodel cost Vancouver homeowners actually encounter, with examples from recent projects, typical line items, and places where spending more pays off.

Reading the Vancouver market

Labour is the difference maker in Vancouver kitchen remodeling. Skilled trades are busy, particularly licensed kitchen renovators who can handle plumbing, electrical, and ventilation upgrades professionally. Material costs vary less than labour, but finishes range from very affordable to high-end. Transportation and disposal fees also run higher in the Lower Mainland, and if you live in a strata building, expect stricter scheduling, elevator bookings, and work windows that extend timelines.

As a baseline, here's how budgets commonly stack up for Kitchen renovations Vancouver BC, assuming a standard footprint without moving exterior walls:

- Entry-level refresh, often called Affordable kitchen renovations Vancouver: 35,000 to 55,000 CAD. This covers cabinet refacing or stock cabinet replacement, basic quartz countertops, a tile backsplash, vinyl plank or tile flooring, new sink and faucet installation, and lighting upgrades. Limited layout changes.
- Mid-range Kitchen renovation Vancouver: 65,000 to 110,000 CAD. Mix of semi-custom cabinetry, better quartz or porcelain counters, full tile backsplash, new appliances, electrical and plumbing updates, and some Kitchen layout redesign such as moving an appliance or widening an opening.
- High-end kitchen renovation Vancouver: 130,000 to 250,000+ CAD. Custom kitchen cabinets Vancouver with integrated organizers, premium quartz or porcelain slab, natural stone like marble used sparingly, professional-grade appliances, substantial lighting design and controls, and possibly structural work like Kitchen wall removal for open concept kitchen design Vancouver.

Those ranges assume professional kitchen renovation company Vancouver oversight. A homeowner-managed project can shave project management costs, but risks delays and change orders that erase savings. On commercial kitchen remodeling Vancouver projects, numbers are higher due to code requirements, specialized equipment, and health inspections, so keep residential and commercial estimates separate.

Scope defines spend

The fastest way to control Kitchen remodel cost Vancouver is to define scope with discipline. Swapping cabinets without touching walls or plumbing is one price. Changing the footprint, expanding into a dining room, and installing a Kitchen island with a prep sink is another.

I ask clients to choose a primary goal. It keeps decisions focused when the wish list grows:

- Better workflow and storage: think Kitchen storage solutions Vancouver, taller uppers, drawers instead of doors, and a well-planned pantry remodeling Vancouver.
- Visual upgrade: new finishes, countertop replacement, backsplash tile installation, and lighting installation give strong impact without moving services.
- Open concept and expansion: Kitchen wall removal or Kitchen expansion Vancouver increases light and social space, yet it adds engineering, permits, and finishing costs across adjoining rooms.
- Durability and maintenance: families with kids or rental properties need hard-wearing materials and ease of cleaning, so quartz countertops Vancouver, porcelain tile backsplash, and durable vinyl kitchen flooring work well.
- Luxury experience: integrated appliances, high-end fixtures, and custom millwork Vancouver deliver that top-tier feel, with budgets to match.

The more you alter mechanical and structural systems, the more you'll allocate to trades and permitting. That isn't a reason to avoid change, only a reminder to price it thoroughly before you start demolition.

Where the money goes: line items that matter

Cabinetry usually consumes the largest share. For Kitchen cabinet installation Vancouver using semi-custom lines with plywood boxes and soft-close hardware, plan 15,000 to 35,000 CAD for a typical condo-sized kitchen and 25,000 to 60,000 [kitchen renovation company vancouver](#) CAD for a larger detached home. Custom kitchen design Vancouver with bespoke finishes, custom heights, and integrated panels can run 45,000 to 100,000 CAD or higher, especially with specialty storage and curved elements. If carcasses are sound, Kitchen cabinet refacing Vancouver brings a fresh look for 8,000 to 20,000 CAD, with Cabinet hardware installation and minor Cabinet repair included.

Countertops set the tactile tone. Quartz is the workhorse in Kitchen countertop installation Vancouver, typically 90 to 170 CAD per square foot installed. Granite and marble vary widely, with marble often sitting 150 to 300+ per square foot installed due to fabrication complexity and [custom kitchen design vancouver](#) sealing needs. Butcher block remains affordable at 60 to 120 per square foot installed, but it demands maintenance. Large islands, waterfall edges, and mitered profiles add labour. For compact kitchens, a single slab can cover tops and a short backsplash without seams, which looks clean and can be cost efficient.

Backsplash choices run from ceramic tile at 15 to 40 per square foot installed to stone or slab backsplash at 120 to 250+. Tile backsplash Vancouver gives excellent value, and a full-height install to the uppers elevates the design. Glass backsplash Vancouver reads modern but requires precise substrate prep. Stone backsplash Vancouver looks seamless but comes with higher material and fabrication cost.

Flooring sets durability and acoustic comfort. Tile flooring Vancouver handles spills and radiant heat, installed cost 18 to 40 per square foot depending on tile and substrate prep. Hardwood kitchen flooring Vancouver is beautiful, but wood and water are uneasy companions. Engineered options fare better than solid, yet you need meticulous finishing and care. Vinyl kitchen flooring provides resilience and warmth underfoot, with better products now available in convincing wood or stone looks at 10 to 20 per square foot installed.

Plumbing and electrical updates bring a kitchen to current code and usage patterns. A simple Kitchen sink installation Vancouver and faucet installation might cost 1,000 to 2,000 CAD including rough-ins, while relocating plumbing or adding an island prep sink requires coring slabs in condos or trenching subfloors in houses. Electrical kitchen renovation Vancouver often adds circuit capacity, GFCI/AFCI protection, undercabinet lighting, and recessed or track fixtures, which can run 6,000 to 15,000 CAD depending on panel space and lighting design. Smart kitchen design Vancouver often includes controllable scenes and dimming for zones, a relatively small cost that pays off every night.

Appliance installation Vancouver ranges based on gas versus electric, venting type, and whether you're paneling appliances. Mid-range packages run 8,000 to 15,000 CAD. Luxury packages with integrated refrigeration and pro-style ranges can reach 30,000 to 60,000+ CAD. If you're moving to a gas range, factor in gas rough-in and a proper vent route. Condo rules may restrict gas and external venting, which influences appliance selection.

Permits and engineering often surprise first-time renovators. For Kitchen wall removal Vancouver, a structural engineer must size beams and assess load paths. Engineering and permits can add 3,000 to 10,000 CAD for significant changes. Strata approvals add time, and some buildings require [transitional kitchen renovations vancouver](#) additional insurance and damage deposits. Budget for these early, and ask your Kitchen remodeling contractors Vancouver to coordinate drawings and submissions.

Demolition and disposal depend on access. In a detached home with driveway bins, costs are modest. In a high-rise, debris must be bagged, moved by elevator, and scheduled, which stretches hours. Kitchen demolition and installation Vancouver typically runs 3,000 to 8,000 CAD, more if tile or multiple flooring layers need removal.

Painting and finishing pull a project together. Kitchen painting and finishing costs vary with wall repairs, ceiling work, and trim, often 2,000 to 6,000 CAD.

Small and compact kitchens: targeted wins

A Small kitchen remodel Vancouver rewards precision. Every inch matters, and storage is the differentiator. Drawers instead of doors, full-height cabinetry, and clever corner solutions improve daily use. In Compact kitchen renovations Vancouver, keep aisles at 36 inches minimum. If space is tight, a slim 24-inch dishwasher, a 24- or 27-inch fridge, and a 24-inch wall oven can unlock a better layout.

For many condo kitchens, budgets land between 40,000 and 80,000 CAD depending on cabinetry and counters. Refacing plus a quartz countertop replacement and a tile backsplash often fits the lower half of that range. Going to Custom cabinetry design Vancouver, integrated appliances, and a paneled dishwasher will push it upward. The advantage in small spaces: less material area, so you can select better finishes without exploding cost.

Open concept and wall removal: when it's worth it

Vancouver homes built in the 70s through 90s often have segmented layouts. Removing a partition between kitchen and living changes not only the feel but the function. Open concept kitchen design Vancouver supports larger islands, better light, and social cooking. The costs rest in structure and services. You'll need to:

- Determine if the wall is load-bearing and whether it carries plumbing, electrical, or venting.
- Engage an engineer for beam design and a permit.
- Reroute affected lines and patch floors and ceilings across both rooms.

Expect a 15,000 to 40,000 CAD add-on for substantial wall removal with finishing across spaces, depending on span length and finishes. On an older house with uneven floors, plan for extra time to feather transitions and align cabinets.

Eco-friendly and energy-conscious choices

Sustainable kitchen renovation Vancouver is more than recycled content. It's about durability, repairability, and energy. Quartz counters with recycled content exist, but the bigger wins usually come from:

- Energy-efficient kitchen remodeling Vancouver via induction cooktops, efficient dishwashers, and well-sealed, properly vented range hoods.
- LED lighting throughout, with thoughtful task, ambient, and accent layers to avoid over-lighting.
- Cabinet finishes with low-VOC lacquers, and wood from certified sources.
- Smart kitchen design Vancouver including occupancy sensors on pantry lights and scheduled undercabinet lighting that acts as a nightlight.

These choices rarely add significant cost and often reduce operating costs long-term. If you're planning radiant heat under tile, pair it with a programmable thermostat and zoning.

Builders, designers, and project delivery

The people you hire shape both the price and the experience. For Kitchen design and build Vancouver, a firm that houses both design and construction simplifies coordination, sets realistic allowances, and applies lessons from the field to plans. Design-build is common for Complete kitchen remodeling Vancouver because it reduces friction between drawings and site realities.

Independent Kitchen renovation experts Vancouver BC also do excellent work, especially when paired with an interior designer and a disciplined project manager. Look for Licensed kitchen renovators Vancouver who can pull permits and carry liability and workers' compensation insurance. If a contractor asks you to pull homeowner permits to dodge responsibility, consider it a red flag.

On commercial kitchen remodeling Vancouver, a general contractor with health authority experience is essential. For residential kitchen remodeling Vancouver, references, recent photos, and a walkthrough of an active site tell you more than any brochure. Ask how they handle surprises like water damage kitchen repair Vancouver or hidden knob-and-tube wiring. You want a clear change order process and transparent pricing.

Where to save and where to spend

After dozens of kitchens, a few patterns hold.

Spend on cabinets and drawers if you plan to stay. Hardware quality, drawer glides, and hinges affect daily satisfaction. Cheap boxes look fine on day one, then sag and misalign.

Choose quartz for resilience, unless you love the patina of natural stone. Marble is stunning in a Luxury kitchen remodel Vancouver, but it etches and stains. If you cook frequently, consider marble on a secondary surface or a small baking area.

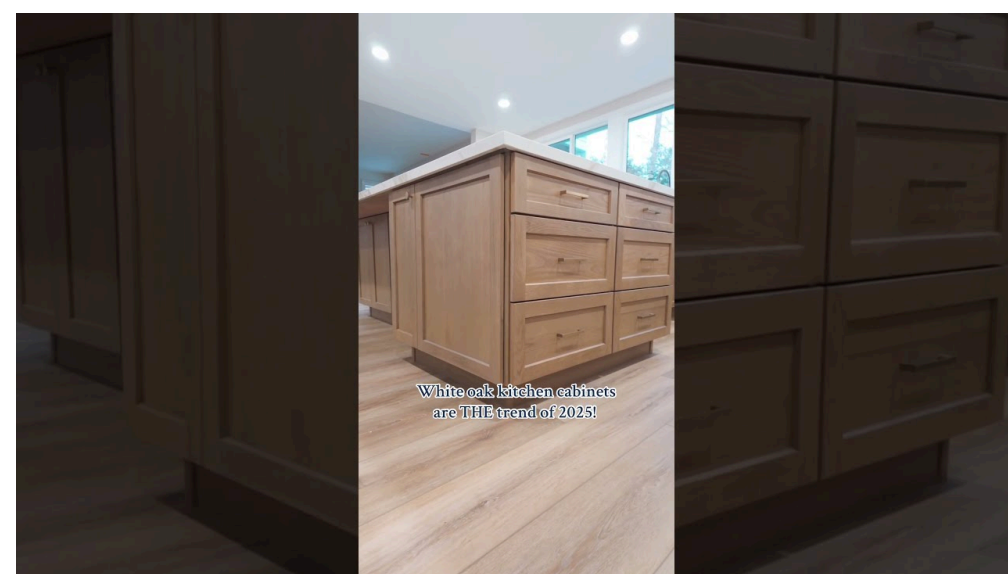
Use tile for backsplashes in busy homes. Slab backsplashes look incredible in High-end kitchen renovation Vancouver projects, yet they are price heavy.

Invest in lighting. Good task lighting at counters, ambient lighting in the room, and dimming set mood and reduce eye strain. Lighting installation is one of the most cost-effective upgrades.

Pick mid-range appliances unless cooking is your main hobby. The step from entry-level to mid-tier gets you reliability and quieter operation. The leap to professional-level is more about capacity, power, and aesthetics. Decide if that aligns with your routines.

Typical Vancouver scenarios and budgets

Condo kitchen, 8 by 10 feet, no wall changes. Semi-custom cabinets to the ceiling, quartz countertops, standard tile backsplash, undercabinet lighting, vinyl plank flooring, new sink and pull-down faucet, mid-range appliances. Budget 55,000 to 85,000 CAD. Strata scheduling adds a few weeks to the timeline.



Detached home kitchen, 12 by 16 feet, remove a non-structural partition to create an L with island. Semi-custom cabinetry with a few custom pieces, quartz counters with waterfall end, porcelain tile backsplash, refinished hardwood in the surrounding room, LED pot lights and pendants, upgraded electrical circuits, mid-high appliance package. Budget 95,000 to 150,000 CAD depending on finishes and appliance selection.

Transitional home, structural wall removal for open concept and Kitchen island design Vancouver with prep sink. Custom kitchen cabinets Vancouver, porcelain slab counters, integrated fridge, induction, high-capacity range hood with exterior venting, smart dimming and layered lighting, built-in pantry with rollouts. Budget 160,000 to 240,000 CAD. Engineering and permits within that total at 5,000 to 12,000 CAD.

Compact rental suite refresh. Cabinet refacing, laminate countertop replacement, new single-bowl stainless sink, basic faucet, vinyl flooring, paint, simple LED track lighting. Budget 20,000 to 35,000 CAD. This is the exception to the larger numbers, since scope is minimal and finishes are practical.

Hidden costs and how to avoid them

Aging plumbing and wiring lurk behind many Vancouver walls. During demolition, we commonly find cast-iron stacks near end of life, ungrounded outlets, or improvised venting. Build a 10 to 15 percent contingency into your budget. With older homes, consider 15 to 20 percent. Ask your Kitchen contractor Vancouver to include allowances for subfloor repair, drywall straightening, and shimming. If your project includes Floor tile replacement Vancouver, the prep layer is crucial for longevity, and it is where budgets get squeezed when they shouldn't.

Strata logistics matter. Elevator padding bookings, specified work hours, and noise limits stretch the schedule. If you need to move appliances through common areas, confirm routes and ground protection early. Communicate with neighbours. A small courtesy can buy a lot of goodwill during noisy phases.

Lead times are real. Custom millwork can run 8 to 12 weeks. Appliances with panel-ready fronts sometimes go longer. To prevent project drift, your Kitchen project management Vancouver plan should sequence orders early, confirm deliveries, and avoid starting demolition until critical items are on hand or locked in with reliable dates.

The value of a design consultation

Good kitchens are planned, not improvised. A Kitchen design consultation Vancouver typically includes a site measure, code and strata considerations, and a concept plan. It is also the time to preview materials at a Kitchen design showroom Vancouver and test finishes under real lighting. Ask for door samples and a short slab or tile set to bring home and view next to your paint and flooring.

Designers also map the working triangle, prep zones, and landing areas. They catch details like counter overhangs against handles and appliance door swings. The cost of consultation, often 500 to 2,000 CAD for initial services, pays back quickly in avoided missteps.

Timeline reality

For Full kitchen renovation Vancouver BC projects, expect 8 to 14 weeks of active work once demolition starts, depending on scope. Add design, engineering, and procurement before that, commonly 4 to 10 weeks. In strata buildings, plan for longer timelines due to access and noise rules. If you're adding structural work during a Kitchen remodel project Vancouver, finishing floors and ceilings across the connected living area adds time.

Homeowners sometimes ask for compressed timelines. It can work with a design-build team, stock or quick-ship materials, and straightforward scopes. The catch is premium labour hours and a higher risk of compromises. Decide if speed is the primary goal, then build the plan around it.



Permits, inspections, and code

Even modest Electrical kitchen renovation Vancouver changes can trigger permits. Plumbing relocations certainly do. Removing walls or installing beams requires engineering and permit review. Your contractor should handle drawings, submissions, and coordination. Inspections create checkpoints that protect you. They also align with warranties and future resale. Buyers and inspectors in Vancouver often request proof of permits during transactions.

A note on quality versus price

High-quality kitchen renovation Vancouver work is visible in reveals, cabinet alignment, scribe details, and the feel of doors and drawers. It shows in a silent range hood that actually vents outdoors and a panel-ready dishwasher that sits flush. The price difference between adequate and excellent often resides in the last 10 percent of labour and site time. Decide if that level matters, and budget accordingly. For many homeowners, it does, because the kitchen is used daily and viewed constantly.

Getting reliable estimates in Vancouver

Ballpark numbers are useful at the dreaming stage, but move to specifics as soon as you can. Provide a clear scope, photos or a simple plan, and finish targets to your Kitchen remodel specialists Vancouver. If you're still comparing Custom kitchen renovation contractors Vancouver, ask each for a line-by-line estimate and typical allowance levels, especially for appliances, counters, and fixtures. Apples-to-apples comparisons require the same assumptions. If one bid is significantly lower, it may carry low allowances that will rise later.

Many established firms offer Kitchen remodeling estimates Vancouver that include a preliminary schedule, permit strategy, and selections map. Free kitchen renovation quotes Vancouver are common for initial ranges, while detailed fixed-price proposals usually follow design development.

Practical cost-saving ideas that don't hurt function

Keep the sink and range in their current positions if layout allows. You can still improve workflow by rearranging fridge and pantry or by expanding counter space.

Use semi-custom cabinet lines and insert custom millwork only where it matters, like a hood surround, a corner banquette, or a tall pantry with pullouts.

Select a stock cabinet colour from the manufacturer's palette. Custom colours add both time and cost.

Run a simple field tile in a classic pattern for the backsplash, then splurge on a small accent behind the range, or choose a beautiful grout that complements the countertop.

Choose a 30-inch range instead of a 36-inch. The jump in appliance and ventilation costs is outsized, and most home cooks won't use the extra width.

When to consider luxury

If you enjoy cooking and entertaining, a Luxury kitchen remodel Vancouver can be one of the most gratifying investments. Think integrated refrigeration, an induction cooktop paired with a combi-steam oven, and a durable porcelain slab counter with a waterfall edge that hides outlets neatly. Pair it with Transitional kitchen remodeling Vancouver style, mixing classic cabinet profiles with contemporary hardware. The tactile details matter: a solid wood dovetailed drawer feels different every time you reach for a utensil. Lighting scenes, quiet ventilation, and a kitchen island designed for both prep and conversation elevate the daily experience.



Risk management: what experienced renovators watch

Moisture is the enemy. Check for past leaks at sinks, dishwashers, and fridges. Replace shutoff valves and supply lines during the project. If you see subfloor staining, consider a deeper investigation.

Ventilation protects cabinets and air quality. A properly sized, quiet, and correctly ducted range hood is as important as the range itself, especially with gas or high-heat cooking.

Power planning prevents headaches. Modern kitchens need multiple dedicated circuits. Map countertop outlets, appliance loads, and lighting zones early. If the panel is near limit, price a panel upgrade before you commit.

Access determines feasibility. In strata buildings, measure elevator cab sizes for tall pantry cabinets and slab deliveries. Plan seam locations accordingly.

The big picture: cost versus value in Vancouver

In many Vancouver neighbourhoods, thoughtfully executed Kitchen remodeling and renovations Vancouver projects recoup a strong share of their cost at resale, with the best returns in functional mid-range remodels. Overbuilding relative to the home's price point can reduce return, although it might still make sense if you plan to stay long enough to enjoy the space. Appraisers and buyers respond to clean layouts, good light, and quality finishes more than they do to brand names.

If your goal is Affordable kitchen remodel Vancouver BC, focus on design clarity, not just cheaper materials. A well-composed palette, careful lighting, and smart storage beat a scattershot approach with expensive pieces that don't

harmonize.

Final thoughts before you start

Budgeting for Complete home kitchen remodeling Vancouver requires realism and patience. Lock your scope. Prioritize the few areas where better materials or craftsmanship change the experience. Choose a team you trust, confirm they are Licensed kitchen renovators Vancouver with a record of problem solving, and demand a clear plan for sequencing, protection, and communication.

Your kitchen has to function at breakfast on a busy weekday and look great on a Friday night. With careful planning, even a Compact kitchen renovation can feel generous and polished. With a bigger scope, a Complete kitchen remodeling Vancouver can transform how you use your home, from the first cup of coffee to the last dish put away.

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