

Kitchens in Vancouver work hard. They host weeknight meals after a rain-soaked commute, weekend brunches with friends, and the occasional crab boil after a successful day at Granville Island. When these spaces no longer serve the way you live, a remodel can reset the home’s heart. The best transformations do more than swap finishes. They fix sightlines, strengthen storage, and solve the daily friction points that make cooking and gathering feel like work.

What follows draws from residential kitchen remodeling across Vancouver, from condo galley kitchens in Coal Harbour to family homes in East Van and heritage houses on the West Side. You will see practical before-and-after examples, honest budget ranges, and decisions that made the difference. If you are just collecting ideas, this will help you see what is possible. If you are comparing Kitchen renovation services in Vancouver, it will help you ask better questions.

What “before and after” really means in Vancouver

Before photos often show more than tired cabinets and laminate counters. They reveal the Vancouver context. Condos with concrete ceilings limit ducting and lighting options. Post-war bungalows hide short joist spans that complicate kitchen wall removal. Pre-1940 homes may have balloon framing and knob-and-tube remnants that force thoughtful Electrical kitchen renovation planning. Vancouver’s strict permitting, seismic considerations, and strata bylaws all influence how a Kitchen remodel project unfolds.

An after photo that looks calm and effortless usually reflects dozens of smart decisions in design, engineering, scheduling, and procurement. Modern kitchen remodeling in Vancouver is equal parts creativity and coordination.

Case 1: East Van bungalow, closed kitchen to open concept family hub

Before: A 1950s bungalow in Hastings-Sunrise with a compact 10 by 11 kitchen, a dropped ceiling, and a wall dividing it from the dining room. The owners wanted an Open concept kitchen design for better sightlines to the backyard and space for two kids to perch while homework and dinner overlapped.

Scope: Kitchen wall removal, Kitchen layout redesign, new Custom kitchen cabinets, Quartz countertops, Lighting installation, and refinished hardwood floors.

Key moves:

- We engaged a structural engineer early. The dividing wall carried roof loads along with a point load from the attic hatch framing. Replacing it with a flush LVL beam kept ceiling lines clean and bright. Because the home had a low roof pitch, we used a two-ply LVL sized to span 14 feet, coordinated with the city for permits, and added a discreet post concealed in a pantry gable.
- The original U-shaped layout had a 30-inch choke point. Flipping the fridge to the opposite wall and converting to an L with a 7-foot Kitchen island design opened circulation without pushing into the dining space.
- Task and ambient lighting mattered. We used a shallow surface-mount fixture grid since attic access was tight. Under-cabinet LED strips at 3000K balanced evening warmth with good color rendering for food prep.

Finishes and function: White oak Custom millwork for the island, tall pantry pullouts for cereal and snacks, and matte white slab uppers to keep [custom kitchen remodeling vancouver](#) the room calm. The countertop and full-height Tile backsplash in a soft gray tied the spaces together. The homeowners picked a 33-inch single bowl sink for sheet pan cleaning and a pull-down Faucet installation with magnetic docking that clicks home every time.

Budget and schedule: This Complete kitchen remodeling in Vancouver ran approximately 95 to 120 thousand CAD including structural work, full Kitchen demolition and installation, all appliances, and finishing. It took 10 weeks door to door, with two days reserved for dust control and floor protection before demo.

After: The family gathers around the island every morning. Sightlines extend from the sink to the sliding doors, which turned out to be the safety win the parents wanted. It is not just bigger, it works better.

Case 2: Coal Harbour condo, compact kitchen renovations with strata constraints

Before: A 730 square foot condo [high-end kitchen renovations vancouver](#) with a compact galley kitchen, original 2004 cabinets, and noisy, under-cabinet puck lights. The owners cook nightly and wanted more prep space without moving plumbing, which the strata discouraged.

Constraints: Concrete ceilings limited recessed lighting and new duct lines. The strata allowed a 2-hour construction window for noisy work and required all waste removal through a service elevator. These are normal guardrails for Compact kitchen renovations in Vancouver high-rises.



Key moves:

- Kept the sink location, but replaced the 24-inch dishwasher with a 19-inch European model. That 5 inches funded a longer pull-out spice and oil pantry near the cooktop and a larger prep zone beside the sink.
- Opted for Custom kitchen cabinets in a light rift-cut white oak veneer with integrated handles. Integrated handles eliminate hardware catches in tight spaces and make cleanup quick.
- Selected 20 mm Quartz countertops with a square profile. Quartz countertops in Vancouver are a reliable middle ground for condos where sealing and maintenance need to be easy. We used a paper-thin 4-inch backsplash return behind the sink and ran a Stone backsplash in large format porcelain behind the cooktop to simplify cleaning.
- For lighting, low-profile magnetic track fixtures mounted to the concrete ceiling avoided coring. Under-cabinet lighting used channel LEDs at 2700K for a cozy evening tone.

Budget and schedule: Affordable kitchen renovations in Vancouver condos with Custom kitchen design elements typically land between 45 and 75 thousand CAD, depending on materials. This one closed at 62 thousand including appliances. The schedule was built around access windows and elevator bookings, so we sequenced everything to minimize site days.

After: The kitchen looks larger without moving a wall. The integrated handles, continuous lighting, and clean backsplash lines let your eye read the space as one plane. Cooking every night no longer feels like a puzzle.

Case 3: Kerrisdale, high-end kitchen renovation with classic bones

Before: A 1920s character home with a maze of doors, two small windows facing a mature garden, and dated inset cabinets. The clients entertain and wanted a High-end kitchen renovation in Vancouver that respected the home’s architecture.

Scope: Kitchen expansion by bumping into an underused mudroom, Classic kitchen renovation detailing, paneled appliances, Marble countertops at the baking zone, and Hardwood kitchen flooring tied to existing.

Key moves:

- We widened a doorway and added a new set of French doors to the garden. That move combined with a gentle Kitchen layout redesign, gave us a long run for a 48-inch range and proper landing areas.
- Two countertop materials solved both performance and heritage goals. On the perimeter, durable honed Quartz in a warm white. At the island and baking wall, Marble countertops with a subtle grey vein. The owners accepted patina in exchange for beauty, and we sealed and educated on care.
- Cabinetry was true inset with beaded frames, soft close hardware, and painted fronts in a desaturated green. Cabinet hardware installation used unlacquered brass knobs and pulls that will age with the house.
- Lighting mattered. A central pendant pair in aged brass, discreet task lighting under the uppers, and a small chandelier over a breakfast table. We upgraded Electrical kitchen renovation circuits for heavier loads and added a sub-panel in the basement for future proofing.

Budget and schedule: Luxury kitchen remodels in Vancouver that include structural work, expansion, and custom inset millwork typically range 180 to 300 thousand CAD. This one came in around 240 thousand including window and door upgrades. Lead times for hardware and custom finishes stretched the schedule to 16 weeks, planned around holiday hosting.

After: The kitchen feels like it has always belonged. The garden pours in, the range wall anchors the room, and the marble picks up morning light. It is a demonstration of how a High-quality kitchen renovation in Vancouver can honor character without sacrificing function.

Where most kitchens start to fail, and how we fix it

Poor storage planning leads the list. Vancouver homes often combine small footprints with busy lives. Tall narrow pantries that bury food, corner cabinets that waste space, and a shortage of full-extension drawers make daily tasks harder than they should be. During Kitchen design consultation, we plan storage to the item. If you bake often, we measure the mixer and create a mixer lift. If you bulk-buy rice and flour, we specify deep drawers with scoops and bins. If you host big family dinners, we design a tray divider near the oven and a shallow drawer for placemats and napkins.

Lighting is the other silent culprit. Many before photos show a single ceiling fixture trying to do all the work. A good Vancouver kitchen uses layered lighting: task, ambient, and accent. Under-cabinet LEDs reduce shadows at the counter. A dimmable ambient layer sets the mood for late tea. Accent lighting in a glass cabinet or at the toe kick gives depth. The additional circuits rarely break the budget, but they elevate the space.

Ventilation comes next. Cooking salmon in January with all windows shut will test any hood. For condos, we evaluate whether your hood can be ducted out or if a recirculating unit with a high-quality charcoal filter is the only path. For detached homes, we size the CFM to the cooktop and manage makeup air when exceeding typical ranges. A quiet, correctly installed system matters more than a number on a spec sheet.

Materials that earn their keep in Vancouver kitchens

Quartz continues to dominate for Kitchen countertop installation because of its consistency and low maintenance. Granite countertops still appeal for durability and natural variation, especially in transitional and classic spaces. Marble remains a favorite for bakers and detail lovers who accept etching as part of the story. Butcher block countertops bring warmth in small doses, often as an island accent or as a dedicated baking station.

For backsplashes, Tile backsplash workhorse options include ceramic subway in a slightly larger 3 by 12 format to stretch the room and handmade zellige for texture if you love a bit of movement. Stone backsplash slabs deliver a seamless look, but weigh more and need careful outlet planning. Glass backsplash panels show up in contemporary and Minimalist kitchen design projects, easy to clean and reflective in lower light.

Flooring must match Vancouver living. Tile flooring resists moisture and radiant heat works beautifully beneath. Hardwood kitchen flooring flows from surrounding spaces and can be tough enough with modern finishes. Vinyl kitchen flooring today includes luxury vinyl plank that handles water and pets without the cold feel of tile, a smart pick for basement suites.

Small kitchen remodel Vancouver: the art of inches

Every inch matters in a Small kitchen remodel in Vancouver. Moving a wall might not be possible, so the gains come from smart layout moves and space-saving kitchen design.

We often:

- Swap a standard 24-inch dishwasher for an 18 or 19-inch unit, then reinvest the difference into a pull-out trash and recycling center.
- Use a counter-depth fridge to reclaim 3 to 5 inches of circulation, then add a shallow tall pantry to make up storage volume.
- Replace a full swing door with a pocket or sliding door to free wall space for a coffee nook.

Those inches translate to fewer toe bumps and more comfortable prep. A 30-inch clear path is the minimum, but 36 inches changes how two people can work side by side.

When refacing or refinishing is the right move

Not every project needs Custom kitchen cabinet replacement. Cabinet refacing in Vancouver can deliver a fresh look, new doors and drawer fronts, and upgraded hardware if the cabinet boxes are solid, the layout works, and you do not plan to change appliances sizes. Countertop refinishing or a Kitchen countertop replacement on existing bases can also reset the room, especially when paired with Backsplash tile installation and new lighting.

We typically recommend refacing when:

- The boxes are plywood, plumb, and square.
- The layout supports daily flow with minimal compromise.
- Your budget is tighter or you are renovating for a sale within a year or two.

We shift to full replacement when water damage, poor original construction, or a flawed layout would waste money trying to salvage.

The Vancouver permit and strata reality

For detached homes and townhomes, Kitchen renovation Vancouver projects that move walls, reroute plumbing, or add new windows require permits. Plan for two to six weeks for approvals, longer if structural work or heritage overlays apply. Electrical and plumbing work must be done by licensed trades who pull their own permits. Using Licensed kitchen renovators in Vancouver protects you on inspection day and on resale.

For condos, strata bylaws control working hours, elevator use, and wet area changes. Some buildings restrict gas ranges or new plumbing lines beyond existing wet walls. The best Kitchen remodeling contractors in Vancouver keep a library of typical bylaw constraints and coordinate early with strata. Clear communication prevents mid-project surprises.

Costs, ranges, and where your dollars go

Kitchen remodel cost in Vancouver varies with scope, materials, and complexity. A credible range for a Full kitchen renovation in Vancouver BC looks like this:

- Condo or small footprint, modest scope, quality finishes: roughly 45 to 80 thousand CAD.
- Family home with layout changes, mid to high finishes: roughly 90 to 160 thousand CAD.
- Large, Luxury kitchen remodel in Vancouver with custom inset cabinetry, structural work, and premium appliances: roughly 180 to 300 thousand CAD or more.

Rough percentages help set expectations. Cabinets and millwork often absorb 25 to 40 percent. Countertops and backsplash 10 to 20 percent. Appliances 10 to 25 percent depending on brand. Electrical, plumbing, and HVAC 10 to 15 percent. Flooring 5 to 10 percent. Design and project management 10 to 15 percent. Contingency 7 to 12 percent. These are typical for Complete home kitchen remodeling in Vancouver and will flex based on choices.

Sustainability that makes sense here

Sustainable kitchen renovation in Vancouver can be practical without preaching. In a city with high landfill diversion goals, we often donate usable cabinets and appliances to local reuse organizations. Eco-friendly kitchen remodeling choices include formaldehyde-free plywood, low-VOC finishes, and Energy-efficient kitchen remodeling strategies like LED-only lighting and induction ranges. Smart kitchen design can layer in leak sensors under sinks and dishwashers to catch problems early, which matters in multi-family buildings.

Induction deserves a special note. It is fast, precise, and far easier on indoor air than gas in tight, winter-closed homes. If you love gas control, an induction range [full kitchen renovation vancouver](#) with a good hood can change your mind after a week of use.

Commercial kitchen remodeling in Vancouver, briefly

Most of our work is residential, but the principles cross over. Commercial kitchen remodeling in Vancouver has stricter code requirements for fire suppression, ventilation, and non-slip flooring. Timelines are compressed to reduce downtime. Where residential kitchens prioritize beauty and storage finesse, commercial projects prioritize flow and sanitation first,

then brand expression. If you are a café or small restaurant owner, early coordination with city health inspectors and an experienced Kitchen contractor in Vancouver saves weeks.

The design and build rhythm that keeps projects on track

A kitchen touches every trade. That is why Kitchen design and build in Vancouver works well when the design team and site team share a schedule from day one. We hold design to three checkpoints: concept and layout, materials and mechanical, then construction drawings with final specs. Ordering long-lead items, like Custom cabinetry design or specialty tiles, happens as drawings lock. By the time demo starts, every detail is resolved on paper, and on-site surprises are managed rather than invented.

A good Professional kitchen renovation company in Vancouver will propose a realistic sequence. Demo, rough plumbing and electrical, inspections, drywall, priming, cabinet install, countertop templating, tile, finish electrical and plumbing, appliance installation, finishing and paint. Templating stone only after cabinets are secured is non-negotiable. Rushing this step is how seam placement compromises appear.

Hardware, sinks, and other small choices that change daily life

Small decisions pile up into daily satisfaction. A 10-inch deep Kitchen sink installation splashes less than an 8-inch but can be hard on backs for shorter cooks. If you handwash often, choose 9 inches and a gentle radius corner to ease cleaning. For faucets, ceramic cartridge valves and solid brass bodies last. Side sprays are old news. A good pull-down with a reliable docking system covers the sink better.

Drawer inserts matter. A spice drawer near the cooktop beats a tall narrow pullout for many cooks because you can see labels at a glance. If you do a lot of prep, a knife insert keeps blades safe and counters clear. Hidden outlets in a drawer for charging reduce counter clutter. For Cabinet repair or retrofit, soft-close undermount slides can refresh older boxes if the wood is sound.

Vancouver weather, light, and how they influence finishes

Light shifts dramatically through the year. North-facing kitchens often need warmer finishes and lighting at 2700 to 3000K. South-facing kitchens can handle cooler whites and stronger contrast. Winter dampness argues for robust finishes and careful ventilation. Hardwood species and finishes should be chosen with humidity swings in mind. A good prefinished engineered floor with a matte urethane topcoat tolerates the seasons better than site-finished options, though site finishing still wins when you want a perfectly flush threshold between spaces.



A few real-world lessons learned

During a West End condo remodel, a homeowner wanted ceiling-mounted pendants above the peninsula. Concrete slab meant coring was expensive and slow. We pivoted to a track system with fabric-wrapped cords and low-glare heads. It looked intentional and saved two weeks of approvals.



In a Mount Pleasant duplex, we uncovered an old vent chase that let us duct a new hood after all. That changed the appliance spec from a recirculating unit to a stronger ducted hood. Air quality improved and cooking smells now clear quickly on rainy days when windows stay shut.

In a Shaughnessy renovation, the owners dreamed about a huge island. The family included two avid bakers, and we realized a longer island would force a pinch point at the fridge. We shortened the island by 8 inches, added dedicated baking drawers at counter height, and created an easy triangle. They noticed the difference on day one.

How to prepare for a smooth remodel

You do not need to love spreadsheets to manage a remodel well, but a bit of planning pays off. Collect images that capture function as much as style. Measure your largest pans, look at how you stage meals, and be candid about habits. During Kitchen renovation consultation, bring appliance preferences and must-haves like a coffee station or pet feeding zone. If you are weighing Affordable kitchen remodel in Vancouver BC versus high-end upgrades, decide where you want to feel the investment daily. Touch points like cabinet hardware, faucets, and drawer slides often deliver more satisfaction than an expensive tile that you barely notice after week two.

Set a contingency and guard it. Old houses hide surprises. Condos rely on strata calendars. The best Kitchen remodel specialists in Vancouver will help you build a schedule and budget that accounts for both.

Choosing the right partner

Look for Licensed kitchen renovators in Vancouver with a track record in your type of home. Ask to see before and after portfolios for Small kitchen remodels, Transitional kitchen remodeling, or Contemporary kitchen remodels that match your taste. Verify permits on past jobs, and speak with clients who lived through the process. The Top kitchen renovation company for your neighbor may not be the right fit for your condo. Proximity helps. If you find a Kitchen remodeling company near me in Vancouver with crews familiar with your building or block, you gain efficiency and fewer surprises.

When a refresh is enough, and when to go all in

If your layout is sound and your finishes are tired, a targeted refresh can feel transformative. Paint the cabinets with a proper catalyzed finish, replace the counters, update the Tile backsplash, swap lighting, and you might spend a third of a full remodel. If your appliances are failing, storage is clumsy, and the room feels cut off from the rest of the home, a Complete kitchen remodeling in Vancouver delivers both sanity and resale value. Buyers here respond to well-planned kitchens more than almost any other room.

Bringing it back to before and after

The best Kitchen remodel before and after in Vancouver tells a story you can feel when you walk in. The before shows effort and compromise. The after shows ease. You can cook without dancing around the fridge. You can chat with a friend while stirring a pot. You can set down a hot sheet pan without clearing a pile of mail. These are the stakes.

Whether you are leaning toward Affordable kitchen renovations in Vancouver or planning a High-end kitchen renovation with custom millwork and paneled appliances, the path is the same. Understand your constraints, invest in layout and lighting, and work with Kitchen renovation experts in Vancouver BC who respect both the craft and the city’s realities. The after photo is a nice reward. Living better in the space, every day, is the real result.

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