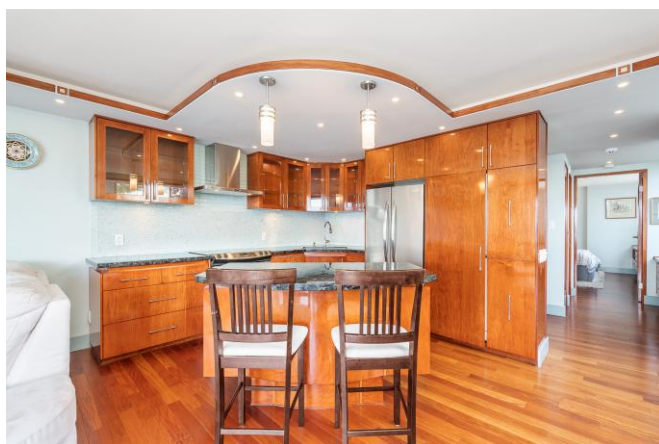
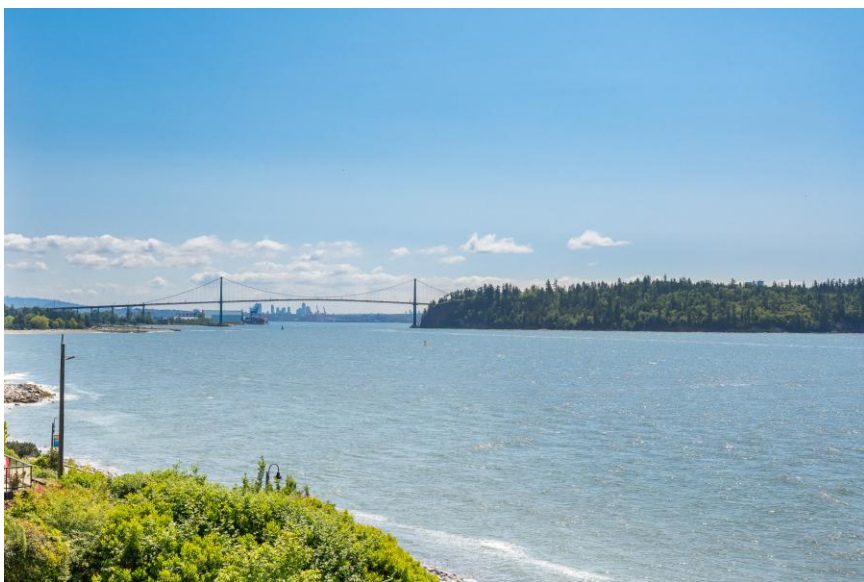




#103 – 2108 Argyle Avenue Offered at \$1,298,000

Spectacular views are enjoyed from this stunning South East corner unit that was meticulously designed by Trevor Euley. Offering 792 sq.ft. of living space, one bedroom, one bathroom and extensive millwork. Enjoy living in one of West Vancouver's best managed and maintained buildings. Features include a luxurious common room for entertaining and guest suite.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3020342
 Board: V
 Apartment/Condo

103 2108 ARGYLE AVENUE

West Vancouver
 Dundarave
 V7V 1A4

Residential Attached

\$1,298,000 (LP)(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,298,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1975**
 Frontage(feet): _____ Bathrooms: **1** Age: **50**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM1**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$3,375.58**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: _____ P.I.D.: **027-766-705** Tax Inc. Utilities?: _____
 View: **Yes : city and water views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Navy Jack West**
 First Nation _____
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: _____ R.I. Fireplaces: _____
 Fireplace Fuel: _____
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year: _____
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 19, PLAN VAS212, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 792	Units in Development: 19	Tot Units in Strata: 19	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Stores in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties Ltd.	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$567.99	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Water		
Finished Floor (Total): 792 sq. ft.			
Unfinished Floor: 0			
Grand Total: 792 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns		

Suite: _____
 Basement: **None**
 Crawl/Bsmt. Ht: _____ # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**
 Restricted Age: **55+** # of Pets: _____ Cats: **No** Dogs: **No**
 # or % of Rentals Allowed: _____
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **No short term vacation/Air BNB**

Floor	Type	Dimensions	Bath	Floor	Type	Dimensions	Bath	# of Pieces	Ersuite?
Main	Living Room	16'1 x 11'2	1	Main				5	No
Main	Kitchen	11'2 x 9'8	2						
Main	Solarium	10'3 x 8'4	3						
Main	Bedroom	11'4 x 10'11	4						
Main	Foyer	6'4 x 3'7	5						
		x	6						
		x	7						
		x	8						

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

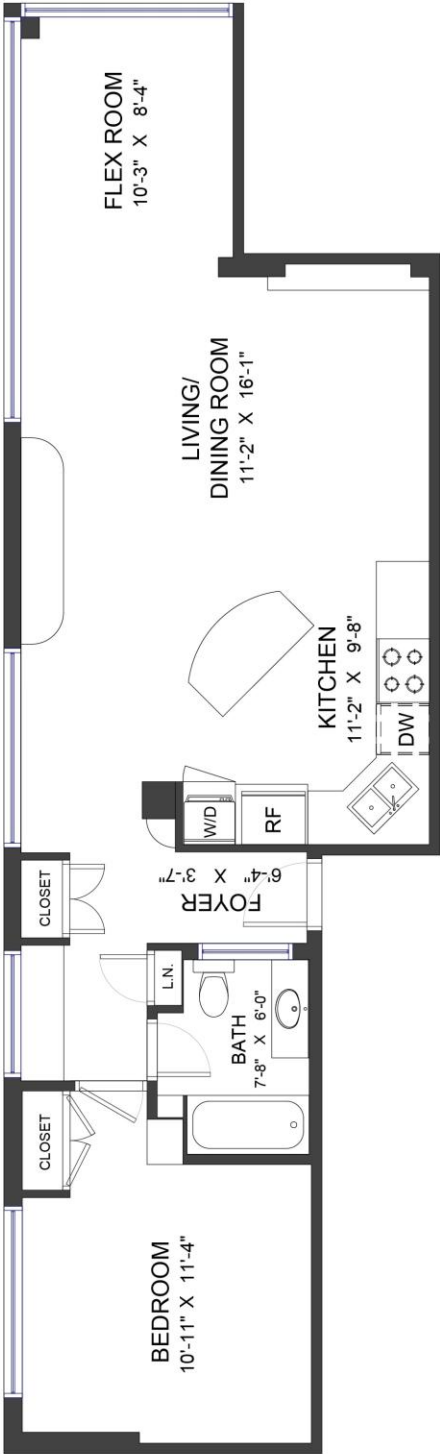


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103 2108 Argyle Avenue
West Vancouver, BC

LIVING AREA 792 SF
CEILING HEIGHT 8'



Valid Until: June 24, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z795-2003 method.



Uplan.ca



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