

**#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) **M**

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: **Navvy 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: **Completely**  
 # of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: \_\_\_\_\_  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Reno. Year: **2010**

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 Strata**  
 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**

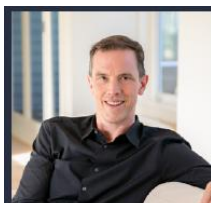
Finished Floor (Main): <b>792</b>	Units in Development: <b>19</b>	Tot Units in Strata: <b>19</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>7</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Goldstream Properties Ltd.</b>	Mgmt. Co's #: <b>604-988-0321</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$567.99</b>	Council/Park Apprv?: <b>Yes</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Cable/Satellite, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Water</b>		
Finished Floor (Total): <b>792 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>792 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns</b>		
Suite: _____	Restricted Age: <b>55+</b>	# of Pets: _____	Cats: <b>No</b> Dogs: <b>No</b>
Basement: <b>None</b>	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term (<1yr) Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>No short term vacation/Air BNB</b>		
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Er suite?
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](http://www.ericchristiansen.com)

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



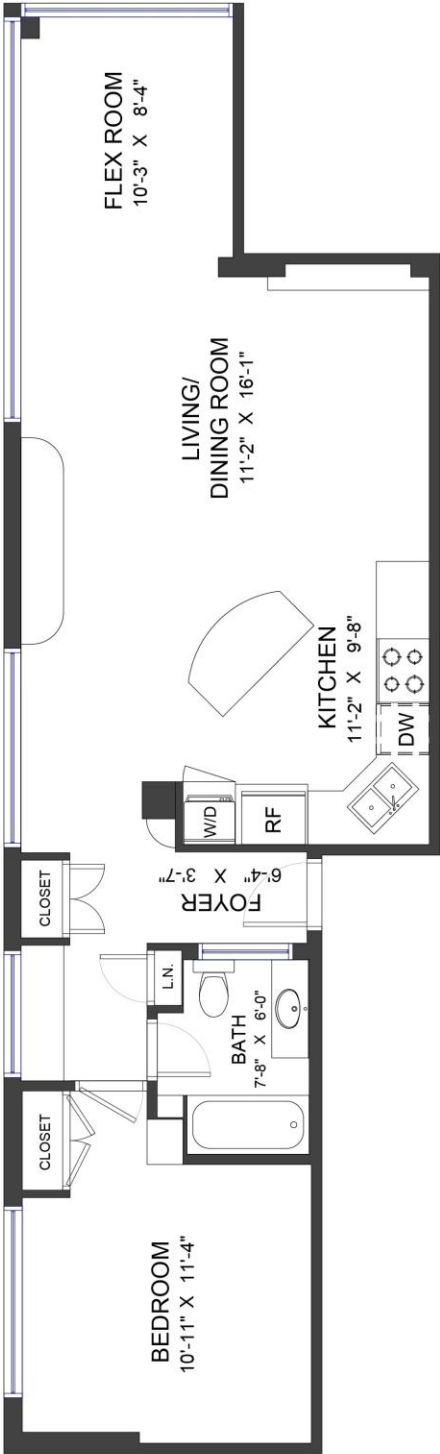
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103 2108 Argyle Avenue  
West Vancouver, BC

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 the degree of room titles. Area is calculated per ANSI Z795-2003 method.



Uplan.ca



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