

#303 – 2108 Argyle Avenue Offered at \$1,798,000

WATERFRONT SUITE – The ideal downsize! Navy Jack is a boutique concrete 7-storey building on a quiet crescent, perfectly positioned between Ambleside and Dundarave. 2108 Argyle is the sought-after West building, beautifully renovated inside and out. This 2-bed, 2-bath suite offers breathtaking views of the harbour, Lions Gate Bridge, and Stanley Park. Immaculately maintained, it features access to a stunning resident lounge, guest suite, and fitness room. A rare opportunity to enjoy low-maintenance living in a prime waterfront location.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3011356
 Board: V
 Apartment/Condo

303 2108 ARGYLE AVENUE

West Vancouver
 Dundarave
 V7V 1A4

Residential Attached
\$1,798,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **003-719-235**
 View: **Yes : city, water & Stanley Park**
 Complex / Subdiv: **Navvy Jack West**
 First Nation:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,798,000**
 Approx. Year Built: **1975**
 Age: **50**
 Zoning: **RM1**
 Gross Taxes: **\$5,086.28**
 For Tax Year: **2024**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

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

Renovations: **Partly**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2017**
 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: :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 8, 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 1 OR V, AS APPROPRIATE**

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

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

Finished Floor (Main): 1,270	Units in Development:	Tot Units in Strata: 19	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$956.51	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): 1,270 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,270 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsm. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No short term vacation/Airbnb		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'3 x 15'9	1	Main	4	Yes
Main	Dining Room	11'10 x 8'2	2	Main	3	No
Main	Kitchen	10'3 x 10'1	3			
Main	Solarium	9'6 x 8'9	4			
Main	Primary Bedroom	14'2 x 10'7	5			
Main	Walk-In Closet	6'8 x 5'6	6			
Main	Bedroom	14'7 x 10'5	7			
Main	Foyer	19'3 x 3'2	8			

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

Full video tour at www.ericchristiansen.com

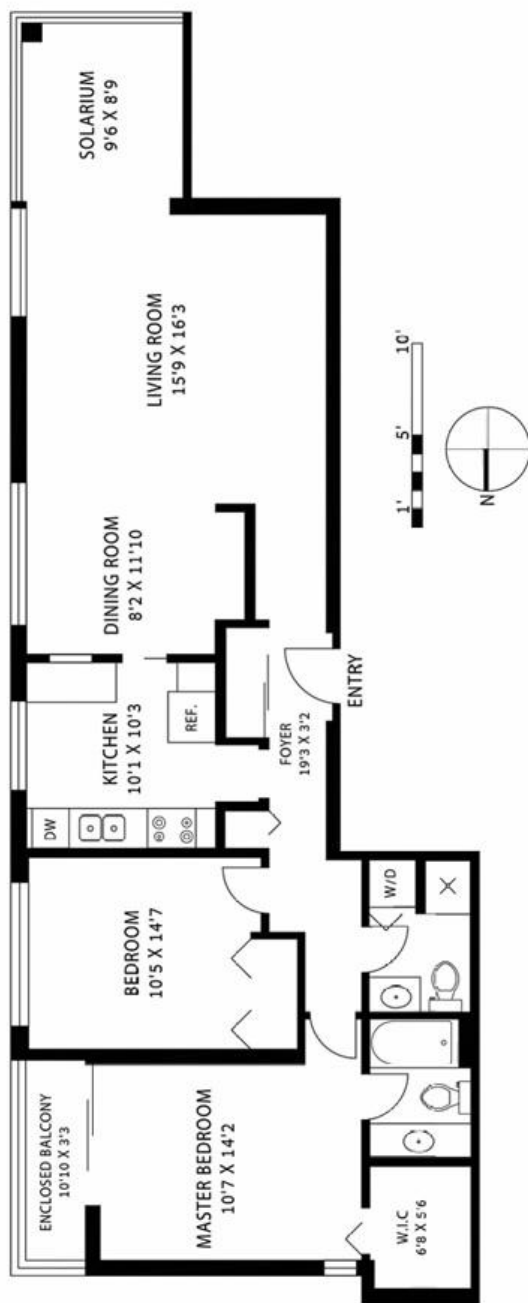
All information contained herein is deemed to be accurate but should not be relied upon without verification.



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WEST VANCOUVER, BC



THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND ALL DIMENSIONS SHOULD BE CONSIDERED APPROXIMATE

TOTAL LIVEABLE AREA: 1270 sqft
ENCLOSED BALCONY 47 sqft



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