

2109 - 218 W CORDOVA STREET

LIVING AREA: 579 SQFT | STRATA FEE: \$473.13

BEDROOM:1 | BATHROOM: 1



Welcome to Gastown's iconic Woodward's building! This 1 bed 1 bath home is perfect for investors and end users. You will love the gas stove and stainless steel appliances, as well as the beautiful views of the city! Enjoy the high-end amenities incl. 24 hr concierge at your service, full gym, hot tub, spacious work stations, lounge/media room, & a jaw-dropping outdoor kitchen all on the "Club W" rooftop on the 43rd floor. Steps from transportation to Waterfront Skytrain, the best cafes & restaurants & SFU. Pets OK, rentals min. 6 months.



778-751-4447
elevationrealestate.ca

elevation RE/MAX TREELAND REALTY

DONAVON ASH
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

Walk Score

98

Walker's Paradise

Daily errands do not require a car.

Transit Score

100

Rider's Paradise

World-class public transportation.

Bike Score

97

Biker's Paradise

Daily errands can be accomplished on a bike.

What's Nearby

Nesters Market

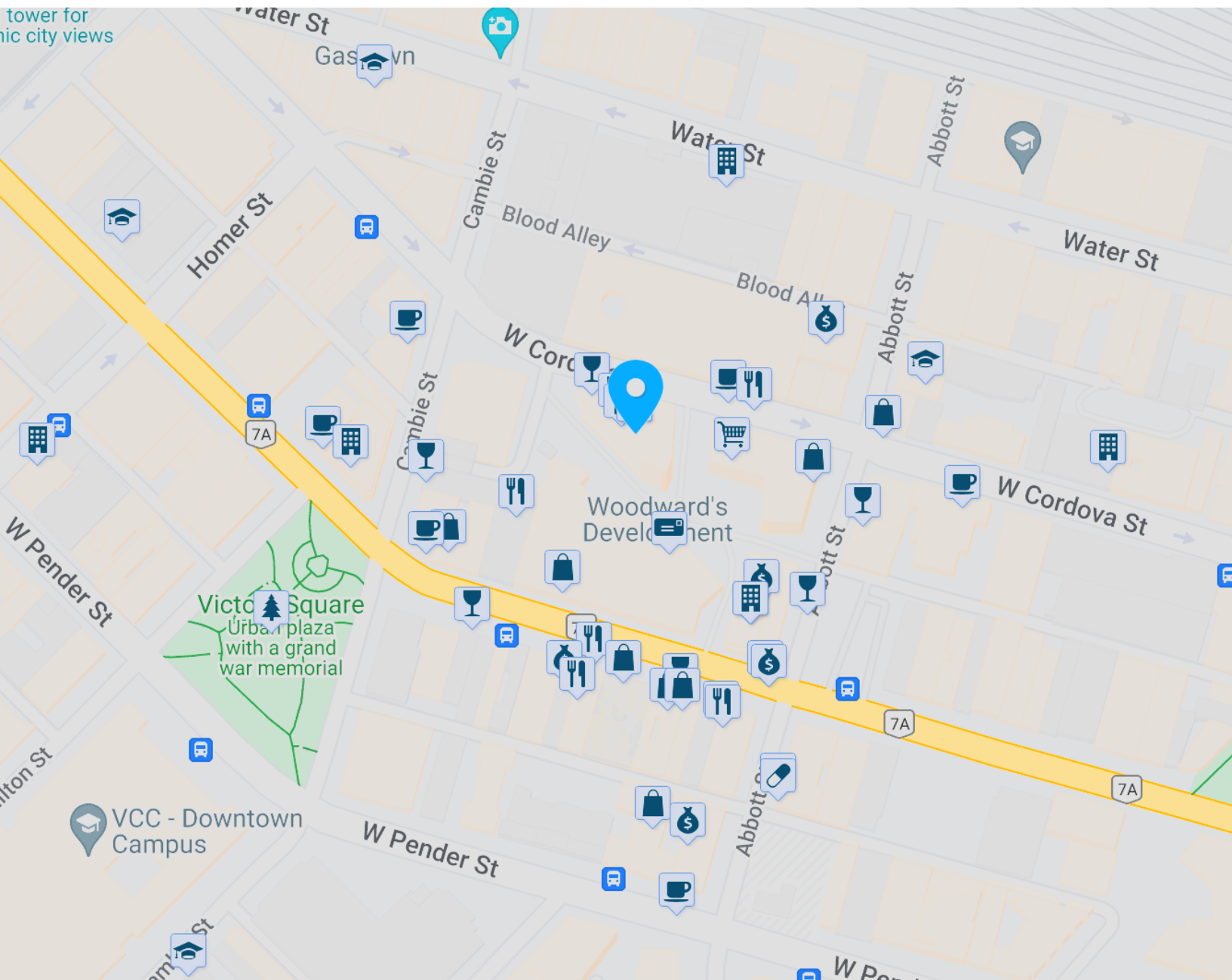
333 Abbott Street
Vancouver, BC V6B 0G6

Prado Cafe

100 W Hastings Street
Vancouver, BC V6B 1G8

Waterfront Sky Train Station

601 W Cordova St
Vancouver, BC V6B 1G1



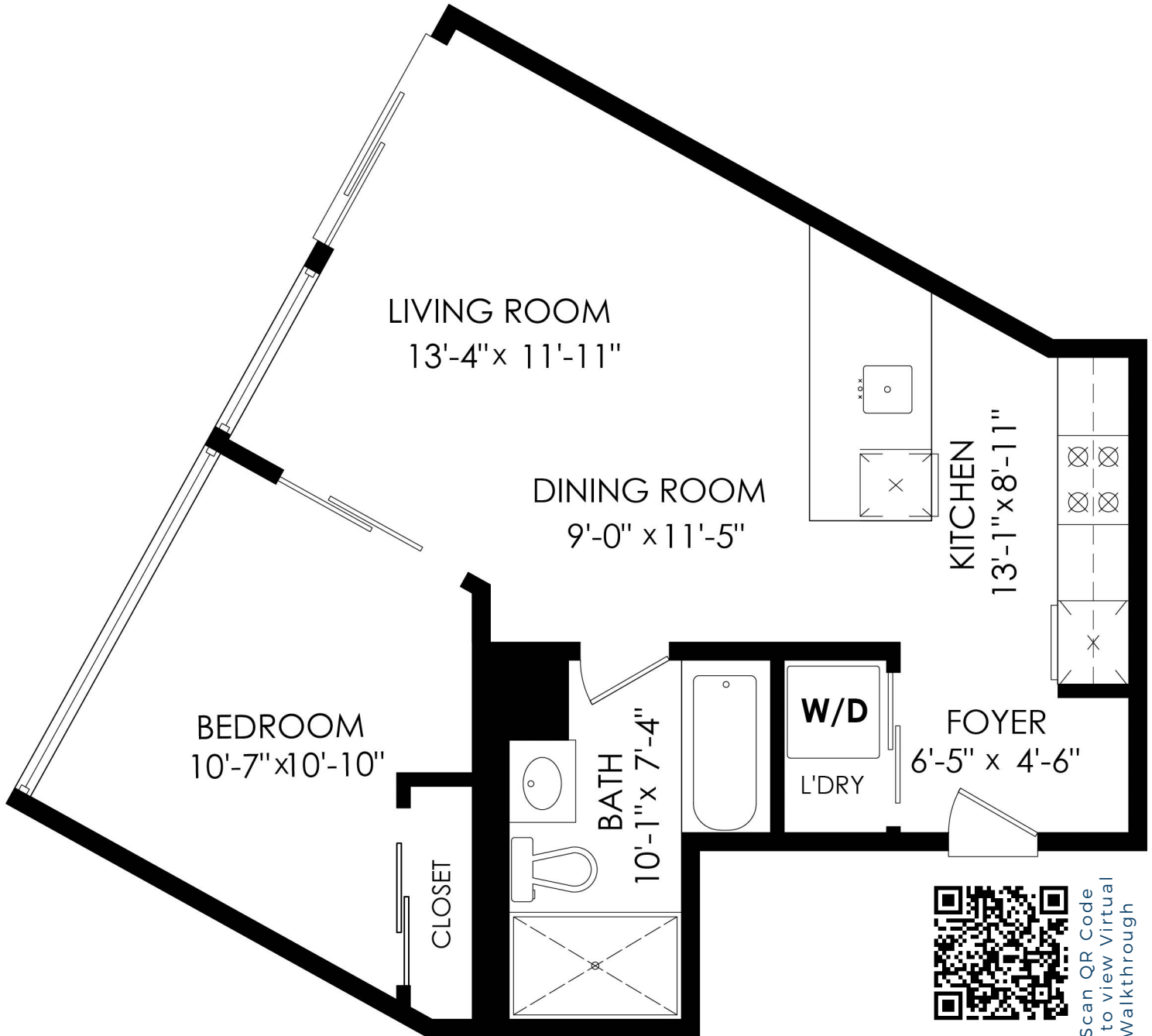
604-533-3491

info@elevationrealestate.ca
www.elevationrealestate.ca

**2109-128 W Cordova St,
Vancouver**

Floor Area: **579 sq.ft.**

Ceiling Height: **8'-5"**



SCALE



MEASURED ON: (2024-04-06)


info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2868700
 Board: V
 Apartment/Condo

2109 128 W CORDOVA STREET
 Vancouver West
 Downtown VW
 V6B 0E6

Residential Attached
\$595,000 (LP)
 (SP) 



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **Yes Downtown Vancouver**
 Complex / Subdiv: **Woodwards**
 First Nation Reserve:

If new, GST/HST inc?:
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**

Original Price: **\$595,000**
 Approx. Year Built: **2009**
 Age: **15**
 Zoning: **CD-1**
 Gross Taxes: **\$1,571.91**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour: **Virtual Tour URL**

Services Connctd: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**

Renovations:
 # of **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Other**

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

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **2 min walk** Dist. to School Bus: **11 min walk**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 171 OLD GRANVILLE TOWNSITE STRATA PLAN BCS3528 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, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Finished Floor (Main): **579**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **579 sq. ft.**
 Unfinished Floor: **0**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **AWM Alliance**
 Maint Fee: **\$473.13**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management**

Tot Units in Strata: **366** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **778-383-3398**
 Council/Park Apprv?:

Grand Total: **579 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 6 month term**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **5**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'4 x 11'11			x	1	Main	4	No
Main	Dining Room	9' x 11'5			x	2			No
Main	Kitchen	13'1 x 8'11			x	3			No
Main	Bedroom	10'7 x 10'10			x	4			No
Main	Foyer	6'5 x 4'6			x	5			No

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