



Presented by:  
**Tom Hassan**

Royal LePage Sussex - Tom Hassan  
Phone: 604-809-9777  
<http://www.tomhassan.com>  
[tomhassan@gmail.com](mailto:tomhassan@gmail.com)



**Active**  
**R3019702**

Board: V  
Apartment/Condo

**101 2135 ARGYLE AVENUE**

West Vancouver  
Dundarave  
V7V 1A5

Residential Attached

**\$1,798,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,798,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1961</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>64</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,978.09</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>003-337-162</b>	Tax Inc. Utilities?:
View: <b>Yes :Ocean view</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Crescent</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2024**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit: **Short Walk** Dist. to School Bus: **Short Walk**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood**

Legal: **STRATA LOT 6, PLAN VAS93, DISTRICT LOT 775, 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: **Elevator, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Wine Cooler**

Finished Floor (Main): <b>1,151</b>	Units in Development: <b>46</b>	Tot Units in Strata: <b>46</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>11</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>C+C</b>	Mgmt. Co's #: <b>604-987-9040</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$796.85</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>1,151 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,151 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allowed</b>		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			
# of Levels: <b>1</b>				
# of Rooms: <b>6</b>				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 13'6	1	Main	3	Yes
Main	Dining Room	15'10 x 7'11	2	Main	4	No
Main	Kitchen	10'10 x 9'4	3			
Main	Primary Bedroom	12'9 x 11'11	4			
Main	Bedroom	11' x 9'2	5			
Main	Foyer	7'8 x 6'7	6			
		x	7			
		x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**Royal LePage Sussex - Tom Hassan**

**This gem was FULLY and immaculately renovated in 2024 to echo the building's 1961 roots. It boasts gorgeous Italian Bertazzoni appliances (including a built in wine fridge), all new lighting, Emtek Hardware, an opened up and expanded kitchen, two fully redone ensuite bathrooms, closet built-ins, in-suite laundry, window blinds, re-finished original oak hardwood floors and more! There hasn't been a detail missed in this renovation. New elevator and fully re-piped bldg. Views out to the ocean are spectacular from the unit and from the massive communal roof top deck. Designed & reno'd by Montgomery Design Mgmt. Concrete-built, The Crescent is a unique jewel along the West Van waterfront. Close to the Seawall, shops, restaurants, community ctr and library. Open Thursday, June 26, 10am-12pm**