



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2460577**

Board: V  
Apartment/Condo

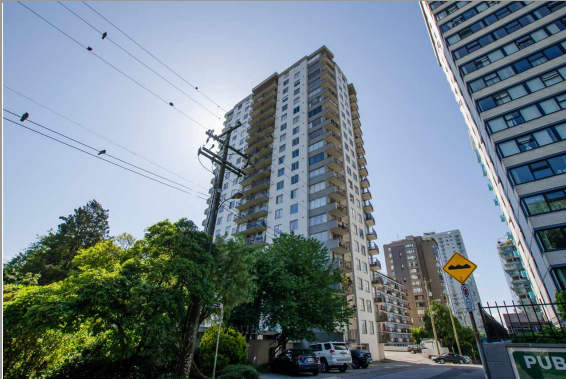
**208 1251 CARDERO STREET**

Vancouver West  
West End VW  
V6G 2H9

Residential Attached

**\$249,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$249,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1965</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>55</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-SA</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$345.00</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>800-138-375</b>
Mgmt. Co's Name: <b>Sheridan Investments Ltd.</b>		Tour:
Mgmt. Co's Phone: <b>604-684-1743</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>SURFCREST</b>		
Services Connected: <b>Electricity, Sanitary Sewer</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>0</b>	Covered Parking:	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>None</b>		
Exterior: <b>Concrete, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development: <b>170</b>	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Leasehold prepaid-NonStrata</b>	
Fireplace Fuel:	Metered Water:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Torch-On</b>		Floor Finish: <b>Other</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water**  
Legal: **024-368-024 LOT C, BLOCK 62, PLAN VAP92, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 7990)**

Amenities: **Elevator, Pool; Indoor**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	6'10 x 8'2			x			x
Main	Den	8'2 x 7'6			x			x
Main	Living Room	14'7 x 11'3			x			x
Main	Bedroom	9'8 x 12'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>570</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>570 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>570 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Sutton Group Seafair Realty**

**LOCATION, LOCATION, LOCATION! This one bedroom corner suite is perfect for those that require a home in the city or investment property, just bring your decorative ideas!! Close to everything! English Bay, restaurants and transit at your finger tips. This building has an indoor pool, sauna, bike room and shared laundry. No interior photos as per owners request. No parking, No pets and no storage locker with this unit. Leasehold court order sale, Lease expires December 31, 2073 Must be CASH deal.**



Presented by:  
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**Active**  
**R2478296**

Board: V  
Apartment/Condo

**617 138 E HASTINGS STREET**

Vancouver East  
Downtown VE  
V6A 0E6

Residential Attached

**\$354,900** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **First Service**  
Mgmt. Co's Phone: **604-683-8900**  
View: **Yes: Downtown, Historic Chinatown**  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$171.00**

Original Price: **\$354,900**  
Approx. Year Built: **2015**  
Age: **5**  
Zoning: **DEOD**  
Gross Taxes: **\$1,100.07**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **029-719-496**  
Tour:

Style of Home: **Penthouse, Upper Unit**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **None**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **1/2 block**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Management**  
Legal: **STRATA LOT 79, PLAN EPS3084, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	12' x 4'			x			x
Main	Master Bedroom	12' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>448</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>448 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4				Garage Sz:
		Bylaws: <b>Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>448 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**BEST VALUE DOWNTOWN - inc one secure parking stall & storage locker. See this newer, affordable, Top Floor suite with downtown views. This clean and bright suite features higher ceilings, Euro style cabinetry, laminate flooring, washer/dryer hook up. The buildings amenities inc community garden, bike storage, & secure double gated parking & entrance. Close to Gastown, Chinatown, Rogers Arena, B.C. Place Stadium, SFU Campus, restaurants, & skytrain. Rentals and Pets allowed.**



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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2445760**

Board: V  
Apartment/Condo

**705 1225 RICHARDS STREET**

Vancouver West  
Downtown VW  
V6B 1E6

Residential Attached

**\$489,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Wynford Group**  
Mgmt. Co's Phone: **604-261-0285**  
View: **:**  
Complex / Subdiv: **Eden**  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Original Price: **\$499,900**  
Approx. Year Built: **2003**  
Age: **17**  
Zoning: **DD**  
Gross Taxes: **\$1,270.33**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **025-744-313**  
Tour:

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 56, PLAN BCS522, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 38/10613 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
Amenities: **Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Den	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>412</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>412 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
		Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6			<b>No</b>	
Grand Total:	<b>412 sq. ft.</b>	Basement: <b>None</b>			7			<b>No</b>	
					8			<b>No</b>	

Listing Broker(s): **eXp Realty (Branch)**

**A great opportunity to OWN or INVEST in Vancouver! Rarely available studio layout brought to you by EDEN built by the very reputable BOSA group! The unit maximizes the square footage with no space wasted. This is a pet friendly, rentals allowed unit. Facing East and overlooking the tree lined streets providing lots of natural sunlight! Building amenities include a guest suite, party room, gym and hot tub. Shopping, transit and restaurants all steps away. This one won't last, schedule your showing!**



Presented by:  
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**Active**  
**R2478921**

Board: V  
Apartment/Condo

**2502 888 HOMER STREET**

Vancouver West  
Downtown VW  
V6B 0H7

Residential Attached

**\$678,500** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$678,500</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2011</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,957.28</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure: <b>Northwest</b>	Maint. Fee: <b>\$275.71</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>028-689-488</b>
Mgmt. Co's Name: <b>PACIFIC QUORUM PROPERTIES</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: NW CITY VW FACING HOMER ST, MT</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Other</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Concrete Frame, Frame - Metal</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Concrete</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: <b>City/Municipal</b>		Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>None</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s), Rooftop Deck</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Tile - Concrete</b>		Floor Finish: <b>Hardwood, Other, Tile</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 175, PLAN BCS4249, DISTRICT LOT 541, 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: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Concierge**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Freezer, Garage Door Opener, Microwave, Other - See**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	13' x 9'			x			x
Main	Dining Room	13' x 6'			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Den	8' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>557</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>557 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>557 sq. ft.</b>				7				
				8				

Listing Broker(s): **Homelife Benchmark Titus Realty**

**Beautiful 1 bedroom + den condo in The Beasley building in Yaletown! Offers NW view of the city and north shore mountains that can be enjoyed from the living room or private balcony. Modern features include hardwood floors, full size stainless steel appliances, in-suite washer/dryer and heated bathroom floor. Efficient floor plan and beautifully designed. Unit also includes storage locker and parking stall. Amenities available: fitness center, party room/clubhouse, conference/meeting room, 8th floor rooftop dog walk, bike storage and concierge. Near shops, restaurants, entertainment district, and Yaletown skytrain station.**





Presented by:  
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**Active**  
**R2482045**  
Board: V  
Apartment/Condo

**801 3533 ROSS DRIVE**

Vancouver West  
University VW  
V6S 0L3

Residential Attached

**\$1,399,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,399,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2020</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>0</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>SC-3A</b>
Flood Plain: <b>Yes</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$0.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$383.33</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>031-089-101</b>
Mgmt. Co's Name: <b>AWM ALLIANCE</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>236-880-1799</b>		
View: <b>Yes: .</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Community</b>		

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete, Frame - Metal**  
Exterior: **Concrete, Glass, Metal**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage; Single, Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
Units in Development:  
Title to Land: **Leasehold prepaid-NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Other, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**  
Legal: **STRATA LOT 165, PLAN EPS6682, DISTRICT LOT 6494, 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**  
Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'9 x 12'			x			x
Main	Kitchen	8'9 x 10'5			x			x
Main	Master Bedroom	11'2 x 10'3			x			x
Main	Bedroom	9'1 x 9'1			x			x
Main	Bedroom	10'4 x 9'3			x			x
Main	Foyer	5'5 x 14'2			x			x
Main	Walk-In Closet	9'2 x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>933</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>933 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>933 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Royal Pacific Realty Corp.**

**Brand new built by Polygon. This spacious NE + West facing unit has amazing city + mountain view! This 2-bed, 2-bath home features a bright open-plan, designer kitchen, premium appliances and A/C. Read a good book on the generous covered deck on a summer day. Enjoy the convenience of an in-building fitness studio, social lounge and a resident manager. The Residence at Nobel Park offers convenient everyday living amid and environment of academic excellence. Just steps away is UBC farm and Wesbrook Village, a picturesque community with tree-lined streets and an abundance of shops and services. Great elementary and U-Hill secondary schools are just 5 minutes away. Must see to appreciate! Open house: Sun, August 2nd, 2:00-4:00 p.m.**