

#1005 - 1328 West Pender Street, Vancouver

\$998,900



Welcome to Classico — Luxury living in the heart of Coal Harbour. Your Northwest facing 2 bedroom + 2 bath + Den + Flex offers 1016 square feet of living space, floor to ceiling windows & a balcony to enjoy stunning views of Stanley Park, Vancouver Harbour & the Northshore Mountains. Chef's kitchen offering gas stove, granite counters & breakfast bar open to the living/dining room area with gas fireplace. Work from home with your solarium/den with window & an additional flex room. Bedrooms are separated with the primary large enough for king size bed. Classico offers 1st class amenities include indoor pool, sauna, hot tub, gym, party room, guest suite & visitor parking. 1 parking & locker included.

KEY INFORMATION

ADDRESS: #1005 - 1328 West Pender St, Vancouver

PRICE: \$998,900

AREA: Coal Harbour

TYPE: 2 Bedroom + Den + Flex

SQ FT: 1,016 SF*

YEAR BUILT: 2003

TAX: \$3,902.17 (2026)

STRATA FEES: \$526.15

FEATURES

VIEWS: Water and Mountain Views

PARKING: 1 (P3-358)

STORAGE: Underground (Floor 2 Room 3 #55)

PETS: Allowed

RENTAL: No Airbnb

ELEMENTARY: Seaside Elementary

HIGH SCHOOL: King George Secondary School

* Strata Plan shows 1,003 SF



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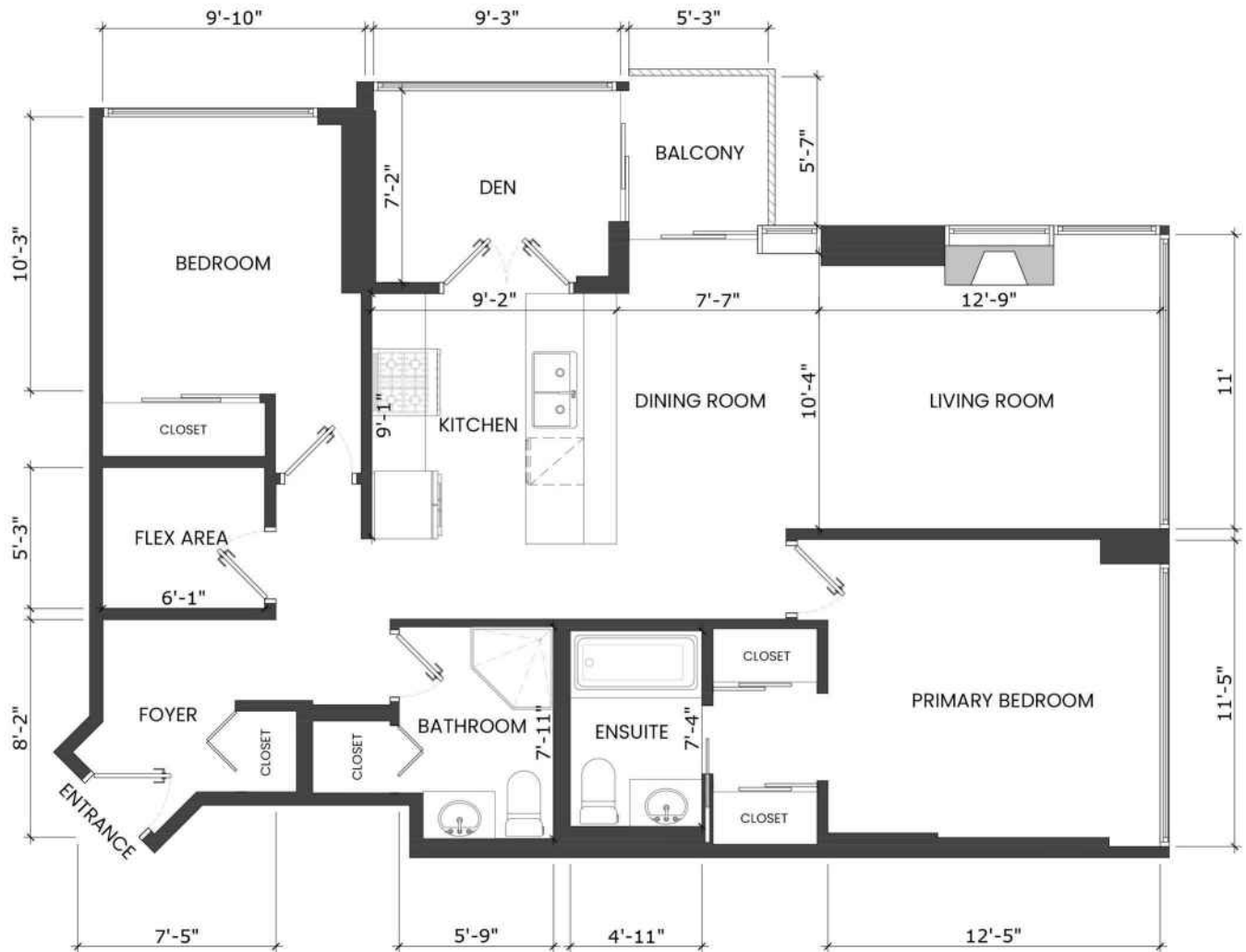
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1005-1328 WEST PENDER STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,016 SQ.FT.
BALCONY TOTAL: 29 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,003 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



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* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

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Presented by:
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Active

R3165035

Board: V

Apartment/Condo

1005 1328 W PENDER STREET

Vancouver West

Coal Harbour

V6E 4T1

Residential Attached

\$998,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$998,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2003**
 Frontage(feet): Bathrooms: **2** Age: **23**
 Frontage(metres): Full Baths: **2** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,902.17**
 Sq. Footage: **0.00** For Tax Year: **2026**
 Flood Plain: P.I.D.: **025-704-281** Tax Inc. Utilities?:
 View: **Yes : Stanley Park & Mountains** Tour:
 Complex / Subdiv: **Classico**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**

Construction: **Concrete**

Exterior: **Concrete, Glass, Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Baseboard, Natural Gas**

Outdoor Area: **Balcony(s)**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**

Parking: **Garage; Underground**

Dist. to Public Transit: **NEAR**

Dist. to School Bus: **NEAR**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 55 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Sprinkler - Fire**

Finished Floor (Main): **1,016**

Finished Floor (Above): **0**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **1,016 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,016 sq. ft.**

Units in Development:

Exposure: **Northwest**

Mgmt. Co's Name: **Korecki**

Maint Fee: **\$526.15**

Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation**

Facility, Snow removal

Tot Units in Strata: **212** Locker: **Yes**

Storeys in Building:

Mgmt. Co's #: **604-233-7772**

Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets:

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term (<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details: **Minimum 3 months. No Airbnb**

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1** # of Levels: **1**

of Rooms: **8**

Floor	Type	Dimensions
Main	Kitchen	9'2 x 9'1
Main	Living Room	12'9 x 11'
Main	Dining Room	7'7 x 10'4
Main	Primary Bedroom	12'5 x 11'5
Main	Bedroom	9'10 x 10'3
Main	Den	9'3 x 7'2
Main	Flex Room	6'1 x 5'3
Main	Patio	5'3 x 5'7

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	3	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public
1 Page

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