



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

Active
R3070666

Board: V
Apartment/Condo

2805 583 BEACH CRESCENT

Vancouver West
Yaletown
V6Z 3E6

Residential Attached

\$1,548,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,548,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 2	Age: 20
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,484.07
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-239-914	Tax Inc. Utilities?:
View: Yes : UNOBSTRUCTED OCEAN, PARK,		Tour:
Complex / Subdiv: Park West 2		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 141, PLAN BCS1219, DISTRICT LOT FALSE CREEK, 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: **Bike Room, Club House, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,041**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,041 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,041 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$681.14**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Recreation Facility, Water**

Tot Units in Strata: **175** Locker:
Storeys in Building: **36**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'7 x 6'7	1	Main	4	Yes
Main	Kitchen	9'2 x 8'5	2	Main	3	Yes
Main	Dining Room	11'1 x 12'6	3			
Main	Living Room	12'7 x 15'3	4			
Main	Bedroom	10'5 x 11'2	5			
Main	Primary Bedroom	9'11 x 13'7	6			
		x	7			
		x	8			

Listing Broker(s): **Royal LePage Sussex**

Welcome to the coveted Park West 2 in the heart of Yaletown. This rarely available 1,041 sq. ft. 2 bed/2 bath + flex home offers breathtaking, unobstructed views directly overlooking the ocean, park, False Creek, and city skyline through floor-to-ceiling windows. The open-concept living and dining areas maximize both the views and functionality, while the spacious kitchen features a large island and ample storage. A versatile flex space beside the kitchen provides options for a pantry or home office. TWO side-by-side parking stalls and a well-maintained building with resort-style amenities—indoor pool, hot tub, sauna, gym, squash court, theatre, games/party rooms, and guest suite—complete this offering.