



Presented by:
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Sold
R2366911
 Board: V
 Apartment/Condo

301 2626 ALBERTA STREET
 Vancouver West
 Mount Pleasant VW
 V5Y 3L4

Residential Attached
\$650,000 (LP)
\$650,000 (SP)



List Date: **5/6/2019** Frontage (feet): Original Price: **\$650,000**
 Days on Market: **14** Frontage (metres): Approx. Year Built: **2006**
 Sold Date: **5/20/2019** Bedrooms: **1** Age: **13**
 Meas. Type: Bathrooms: **1** Zoning: **RM**
 Depth / Size (ft.): Maint. Fee: **\$355.28** Gross Taxes: **\$1,633.99**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2018**
 Flood Plain: Exposure: **Northeast** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **027-212-700**
 Mgmt. Co's Name: **Century 21 Prudential** Tour:
 Mgmt. Co's Phone: **604-278-2121**
 View: :
 Complex / Subdiv: **The Calladine**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Other**
 Construction: **Frame - Wood**
 Exterior: **Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **21** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **21**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas**
 Legal: **STRATA LOT 13, PLAN BCS2524, DL 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, In Suite Laundry, Wheelchair Access**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 10'3			x			x
Main	Dining Room	11'10 x 6'3			x			x
Main	Kitchen	10'9 x 10'2			x			x
Main	Master Bedroom	12'9 x 10'9			x			x
Main	Den	6'5 x 5'8			x			x
Main	Patio	12'2 x 6'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	657	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	657 sq. ft.	# or % of Rentals Allowed: 5			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	657 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome to The Calladine. A gorgeous boutique complex tucked away at the quiet tree lined corner of 10th and Alberta, yet steps away from all the shopping, recreation & transit that Cambie, Broadway and Main has to offer. It's also just a short stroll to skytrain! This beautiful one bed and den, open plan condo has hardwood floors, stainless steel appliances including a new gas range, big balcony, lovely gas corner FP, granite countertops throughout, a large, peaceful master bedroom, a den that makes a great space for your home office or in-suite storage, and the star of the show...a HUGE kitchen that is a cook's delight! Easy to show on short notice.