

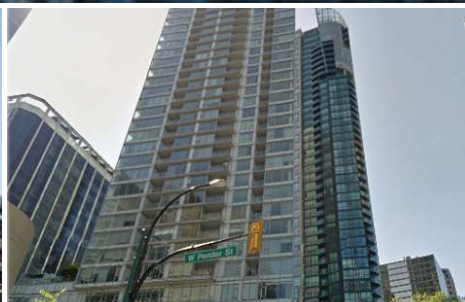
BUILDING BROCHURE

SAPPHIRE

1188 WEST Pender St. · Vancouver, BC V6E 0A2 · Coal Harbour



Scan to view online



2 FOR SALE
FROM \$1,149,000



Unit Mix

1 Bedroom

9 units
615 – 621 sf
from \$675,000

2 Bedroom

9 units
1,010 – 1,064 sf
from \$1,050,000

For Sale in Sapphire & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,200,000	2 / 2	1011 sf	\$1,187	3201 1188 W PENDER STREET
\$1,149,000	2 / 2	1033 sf	\$1,112	2001 1188 W PENDER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	1 / 1ba	618 sf	\$1,092	2025-09-01
\$1,050,000	2 / 2ba	1053 sf	\$997	2025-08-08
\$805,000	1 / 1ba	618 sf	\$1,303	2025-05-02
\$727,000	1 / 1ba	615 sf	\$1,182	2024-12-22

Value & Financing

Price Positioning

\$1150 /sq ft

Active listings here average **\$1150/sf** vs **\$1198/sf** across Coal Harbour.

4% below area average

Mortgage Snapshot

\$5,503 /mo

Entry price (from)	\$1,149,000
20% down payment	\$229,800
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT
2008

LEVELS
34

SUITES
112

CONSTRUCTION
Concrete

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2936	DEVELOPER Pinnacle International Group
MANAGEMENT Associa			

Overview

The Sapphire at 1188 West Pender Street, Vancouver, BC V6E 0A2- strata plan BCS2936. Located in the Coal Harbour area of Vancouver West, at the crossroads of West Pender Street and Bute Street. The Sapphire is a high-rise building, constructed in 2008 with 108 units over 34 levels. The Sapphire offers many modern features including a designer lobby, concierge service, secure underground parking, security card access, and electric fireplaces. Amenities include a multimedia room, party lounge, hot tub, fitness facility, and steam room. Enjoy a stunning North West exposure with fantastic views of the ocean and the North Shore Mountains. Watch the sunrise as you jog around the Stanley Park seawall in the early morning, and treat yourself to fine dining, shopping, and entertainment in the evening. Walking distance to Robson Street, Burrard Skytrain, and every day conveniences such as banks, drug stores, and grocery stores. Easy access to the Lions Gate Bridge and other downtown attractions such as Rogers Arena, English Bay, Edgewater Casino, Gastown, Vancouver Art Gallery and more.

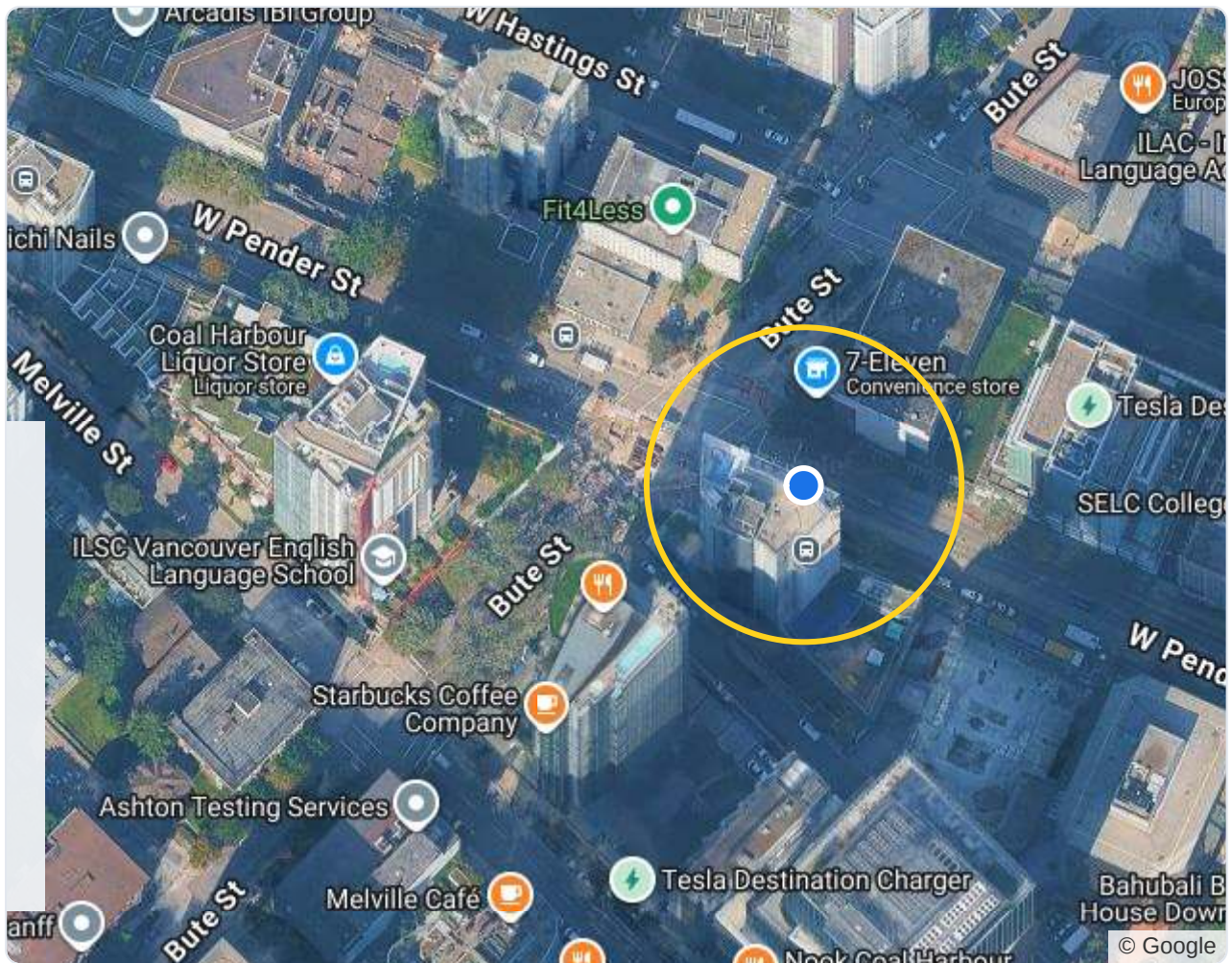
Amenities & Features

- ✓ Recreation Center
- ✓ Sauna/steam Room
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — Coal Harbour

Coal Harbour is the name for a section of Burrard Inlet lying between Vancouver, Canada's downtown peninsula and the Brockton Peninsula of Stanley Park. It has also now become the name of the neighbourhood adjacent to its southern shoreline. It is a charming mix of business and residential, being home to both the Vancouver Convention Centre as well as condo towers. Around this area you'll find locals and visitors mingling on the sea wall, neighbourhood cafes and restaurants, ...

Full Walk Score® at walkscore.com.



Les Twarog

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