

BUILDING BROCHURE

CLASSICO

1328 WEST Pender St. · Vancouver, BC V6E 4T1 · Coal Harbour



Scan to view online



5 FOR SALE
FROM \$638,000

6 SOLD · 12 MO
\$900,000-\$1,710,000



Unit Mix

1 Bedroom 11 units 557 – 1,018 sf from \$630,000	2 Bedroom 27 units 860 – 1,635 sf from \$874,700	3 Bedroom 5 units 1,279 – 2,222 sf from \$1,400,000
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For Sale in Classico & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,988,000	2 / 3	1635 sf	\$1,216	3307 1328 W PENDER STREET
\$1,150,000	2 / 2	1197 sf	\$961	907 1328 W PENDER STREET
\$1,098,000	2 / 2	980 sf	\$1,120	2906 1328 W PENDER STREET
\$656,000	1 / 1	579 sf	\$1,133	1903 1328 W PENDER STREET
\$638,000	1 / 1	582 sf	\$1,096	903 1328 W PENDER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$986,000	2 / 2ba	1074 sf	\$918	2026-06-23
\$900,000	2 / 2ba	1005 sf	\$896	2026-06-06
\$1,710,000	3 / 3ba	1798 sf	\$951	2026-04-30
\$1,400,000	3 / 3ba	1279 sf	\$1,095	2026-02-25

Value & Financing

Price Positioning

\$1105 /sq ft

Active listings here average **\$1105/sf** vs **\$1200/sf** across Coal Harbour.

8% below area average

Mortgage Snapshot

\$3,056 /mo

Entry price (from) **\$638,000**

20% down payment **\$127,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 38	SUITES 191	CONSTRUCTION Concrete
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EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS460	DEVELOPER Pinnacle International Group
ARCHITECT Bingham Hill Architects			

Overview

Classico - 1328 West Pender Street, Vancouver, BC V6E 4S9, strata plan BCS460 - located in Coal Harbour area of Vancouver West, at the crossroads West Pender Street and Jervis Street. Classico has a great location, just 2 blocks to the shore of Coal Harbour and 3 blocks to Robson Street. Classico is walking distance to Harbour Green Park, Harbour Community Centre, The Vancouver College of Art and Design, British Consulate General, Komi Sushi Japanese, United States Consulate, Portal Park, Shoppers Drug Mart, Starbucks Coffee, Mixx Fitness Studio, The Salon Beauty Bar, Fitness World Fitness Centres Express, Tim Hortons, Vancouver Convention and Exhibition Centre, London Drugs, Cactus Club Cafe, Ashton College and Canada Place are walking distance from the complex. The bus stops near the complex, Burrard Skytrain Station and Burrard Skytrain Station about 10-minute walk away and Waterfront Skytrain Station are about 17-minute walk away. Pinnacle International Group and Bingham Hill Architects developed and built Classico in 2003. This 38-level concrete building has mixed exterior finishing and full rain screen. Classico features 1 bedroom homes 600-630 sq ft., 2 bedrooms 892 - 1045 sq ft., 2 bedroom + den/family room 1222 - 1700 sq ft., and 3 bedrooms 1307 sq ft. Bright, open floor plans and corridor views to Coal Harbour from 10 th floor +. Most homes offer 9' ceilings, stainless steel appliances, outdoor balconies, solariums, gas fireplace, granite countertops and hardwood floors. This building has great amenities that include a guest suite, in-suite laundry, a beautiful lap pool, a relaxing library, an amazing lounge, secure underground parking, storage lockers, an exercise centre, a hot tub, a sauna, a media room, a bike room, a party and a game rooms and a 24-hour concierge.

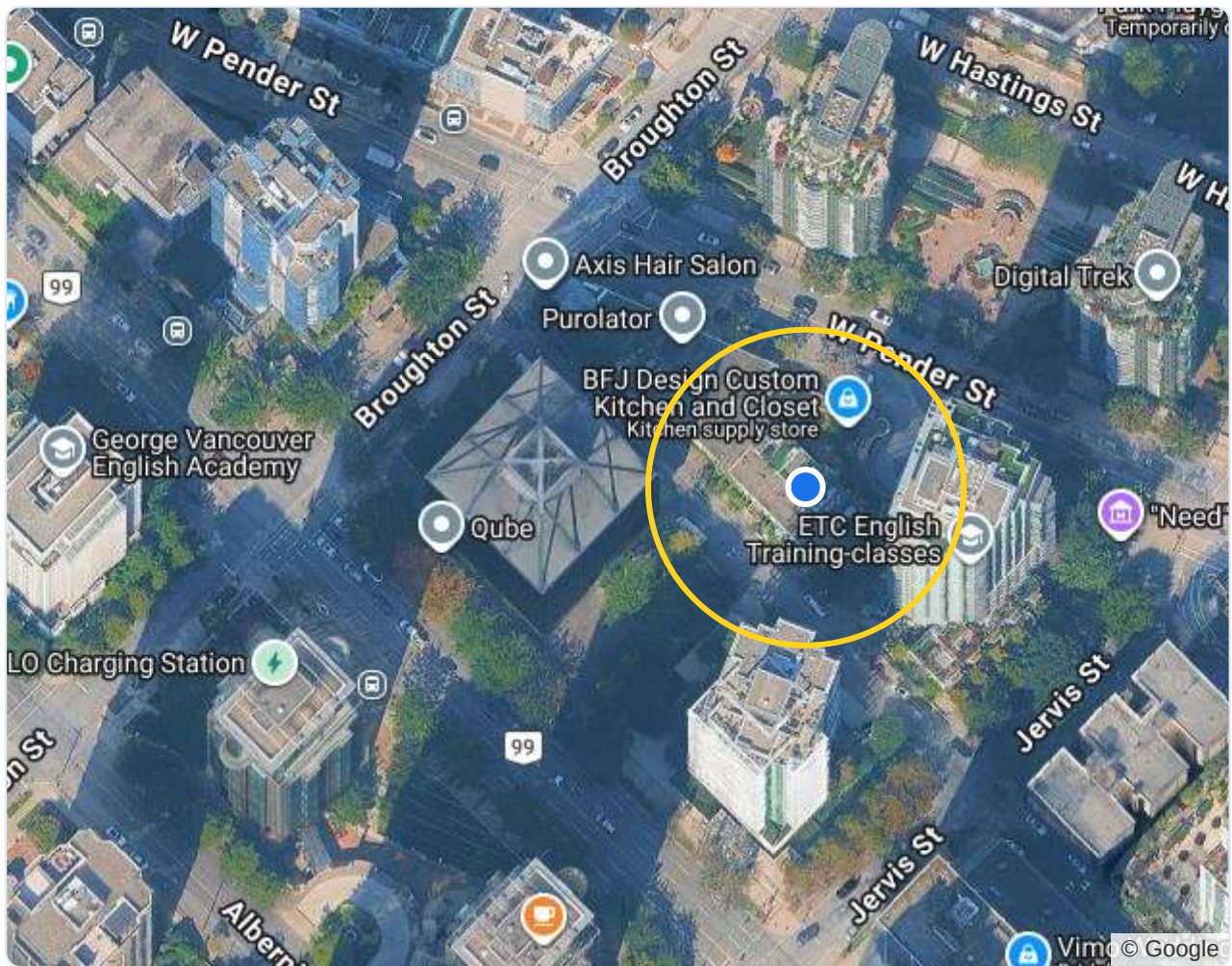
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ 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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