

BUILDING BROCHURE

# HARBOUR COVE - 1470 PENNYFARTHING BUILDING

1470 Pennyfarthing Dr. · Vancouver, BC V6J 4Y2 · False Creek



**4** FOR SALE  
FROM \$925,000

**5** SOLD · 12 MO  
\$715,000–\$2,225,000

  
12-MO SOLD TREND  
-24

# Unit Mix

|                                                                         |                                                                         |                                                                          |                                                                           |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>13 units<br>880 – 1,019 sf<br><b>from \$695,000</b> | <b>2 Bedroom</b><br>44 units<br>952 – 2,008 sf<br><b>from \$725,000</b> | <b>3 Bedroom</b><br>5 units<br>1,552 – 2,046 sf<br><b>from \$899,000</b> | <b>4 Bedroom</b><br>1 unit<br>2,391 – 2,391 sf<br><b>from \$1,700,000</b> |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------|

## For Sale in Harbour Cove - 1470 Pennyfarthing Building & Complex

4 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS               |
|--------------------|--------------|---------|-------|------------------------------|
| <b>\$1,295,000</b> | 2 / 2        | 1470 sf | \$881 | 103 1470 PENNYFARTHING DRIVE |
| <b>\$1,295,000</b> | 3 / 2        | 1558 sf | \$831 | 301 1450 PENNYFARTHING DRIVE |
| <b>\$1,099,000</b> | 2 / 2        | 1440 sf | \$763 | 404 1470 PENNYFARTHING DRIVE |
| <b>\$925,000</b>   | 2 / 2        | 1274 sf | \$726 | 305 1450 PENNYFARTHING DRIVE |

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$725,000</b>   | 2 / 2ba | 1110 sf | \$653   | 2026-05-07 |
| <b>\$2,225,000</b> | 2 / 2ba | 1955 sf | \$1,138 | 2025-12-22 |
| <b>\$715,000</b>   | 1 / 1ba | 947 sf  | \$755   | 2025-11-13 |
| <b>\$936,000</b>   | 2 / 2ba | 1650 sf | \$567   | 2025-11-08 |

## Value & Financing

### Price Positioning

**\$800** /sq ft

Active listings here average **\$800/sf** vs **\$1205/sf** across False Creek.

**34% below area average**

### Mortgage Snapshot

**\$4,430** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$925,000</b>     |
| 20% down payment    | <b>\$185,000</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                                  |                                                |                                      |                                        |
|----------------------------------|------------------------------------------------|--------------------------------------|----------------------------------------|
| <b>YEAR BUILT</b><br><b>1985</b> | <b>LEVELS</b><br><b>8</b>                      | <b>SUITES</b><br><b>304</b>          | <b>CONSTRUCTION</b><br><b>Concrete</b> |
| <b>EXTERIOR</b><br><b>Brick</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>VAS1291</b> |                                        |

## Overview

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Harbour Cove at 1470 Pennyfarthing Dr, Vancouver, BC V6J 4Y2 - VAS1291. Located in False Creek area of Vancouver West, near the intersection of Pennyfarthing Drive and West 1st Avenue. Harbour Cove is a high-rise building that offers 284 units over 8 levels and was built in 1985. Some of the features offered by this building include bike room, exercise centre, in-suite laundry, pool, sauna and swirlpool. Gas is available to some of the units, but not all.

A Resort in the City. Live the False Creek lifestyle from this centrally located waterfront property between the bridges on the southside of False Creek. Park your car and access all the city's amenities as a pedestrian, cyclist or transit user. Unobstructed WATER VIEWS to False Creek Marina, the city & mountains. This excellent concrete building is walking distance to Granville Island and a short hop away from downtown. Vancouver's very finest residential urban resort complex. Located on the seawall in False Creek with direct access to the beach, Granville Island, the Aqua Bus water taxi to downtown and elsewhere, bike trails, marinas, theaters - a special property and opportunity. Harbour Cove offers the resort style living with excellent recreational facilities. The best freehold waterfront location available. Every amenity you can name. Even a library!

Close to Telltales Sailing School Sail Vancouver, Carousel Theatre for Young People, Henry Hudson Elementary, Century High School and Lord Tennyson Elementary

A short walk to Granville Loop Park, Seaforth Peace Park, Granville Loop Park, Sutcliffe Park and Vanier Park.

## Amenities & Features

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- |                    |                     |
|--------------------|---------------------|
| ✓ Bike Room        | ✓ Exercise Centre   |
| ✓ In Suite Laundry | ✓ Pool; Indoor      |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

## Maintenance Fees Include

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



## Location



## Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



**Les Twarog**

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