

BUILDING BROCHURE

MOUNT PLEASANT - 149 13TH BUILDING

149 WEST 13th Ave. · Vancouver, BC V5Y 1V8 · Mount Pleasant



Scan to view online



Unit Mix

2 Bedroom

2 units

1,070 – 1,205 sf

from \$877,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,114,000	2 / 2ba	1205 sf	\$924	2022-11-27
\$877,000	2 / 2ba	1070 sf	\$820	2021-03-16

YEAR BUILT 1986	LEVELS 4	SUITES 5	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1485	MANAGEMENT Confidential

Overview

Mount Pleasant at 149 West 13th Avenue, Vancouver, BC V5Y 1W1 - VAS1485. Located in Mount Pleasant on Vancouver West, near the crossroads of West 13th Avenue and Columbia Street. Mount Pleasant offers 5 units over 4 levels and was built in 1986. Building features include in-suite laundry, garden and parking.

Mount Pleasant has nice views of the mountains and is on one of the nicest tree lined streets. Close to all Cambie amenities and a short walk to downtown & False Creek. Located at City Hall area.

Educational facilities are just a few steps away, Simon Fraser Elementary, Bellydance Vancouver, Hess Education Canada, Saint Patrick Elementary School, Canada West Mountain School, Saint Patrick Regional Secondary School, Pacific Audio Visual Institute, Gateway College, Northwest Culinary Academy Of Vancouver, Advance Hospitality Education Centre and Franklin English Language College.

Close distance to Major Matthews Park, Mount Pleasant Park, Jonathan Rogers Park, Tea Swamp Park, Grimmatt Park and Guelph Park.

Restaurants and grocery stores are nearby, including Martini's Whole Wheat Pizza, Gigi's Pizza & Spaghetti House, Hennessey Dining Lounge, Fatburger, Chutney Villa, Chronic Tacos, Subway Restaurants, White Spot Restaurants, Rumpus Room, Bert's Restaurant, Whole Vegetarian Restaurant, Cobs Bread, Panago Pizza, Kiso Island Japanese, Restaurant, Pad Thai Cuisine, Jaime's Bistro, Kalamata Greek Taverna, Marketplace, 7-11 Food Store, Aling Mary's Filipino Store Video Rental, Yek O Yek, Shery Convenience Store, Whole Vegetarian Restaurant, Kea Foods, A & L Market, Home Growin Grocer, Canada Safeway Limited, City Square and Hasty Market & Cashline

Amenities & Features

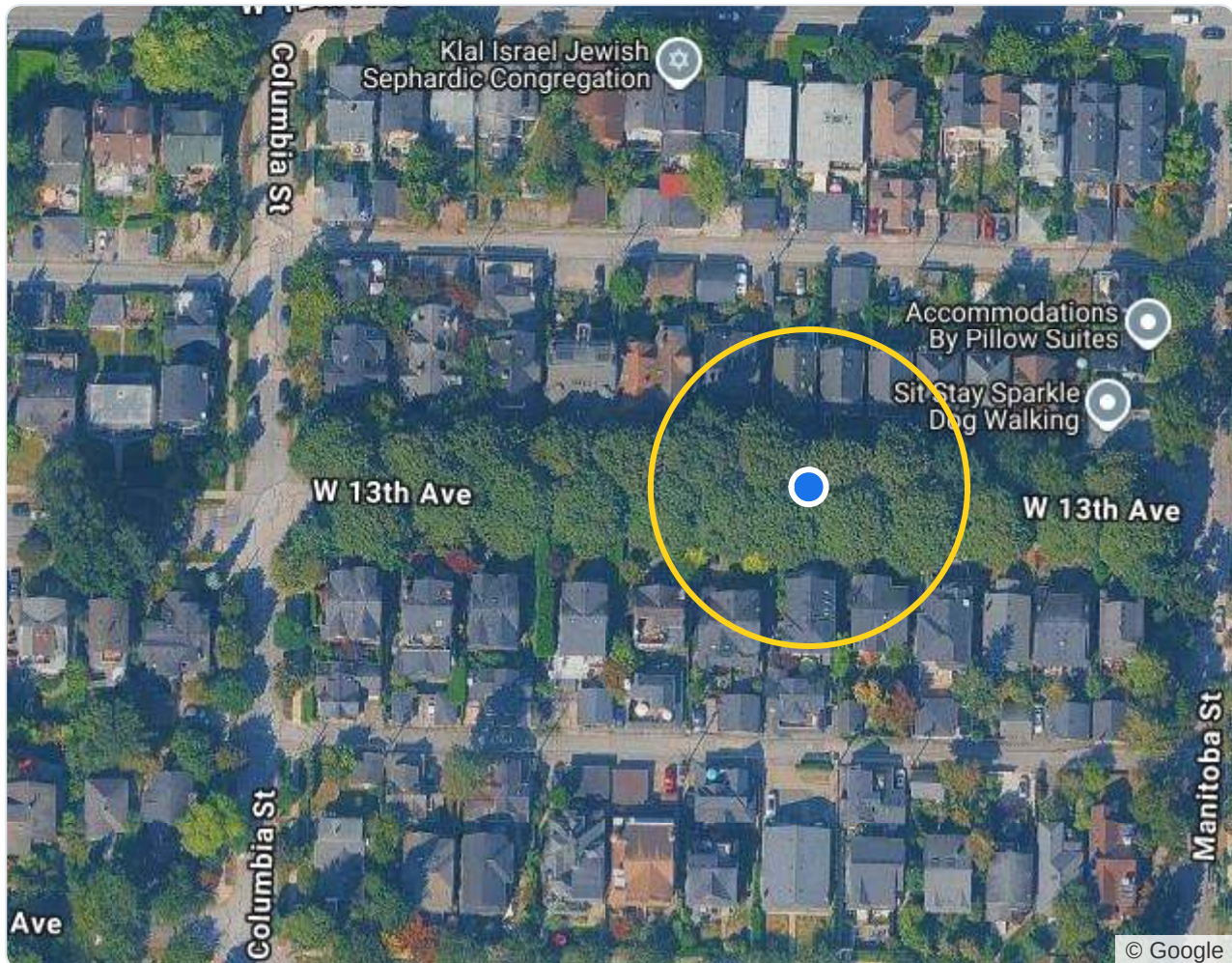
✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Hot Water

Location



Neighbourhood & Walkability — Mount Pleasant

Mount Pleasant is a vibrant and eclectic area known for its unusual stores, heritage buildings, artistic residents, and arts-focused festivals. The area is popular with first-time homebuyers, urban professionals, and families. Mount Pleasant runs from False Creek southeast and up the slope toward the busy Mount Pleasant shopping district, where Broadway, Kingsway, and Main Street meet. (source: vancouver.ca) Mount Pleasant is known as one of the more up and coming neighbourhoods...

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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