

BUILDING BROCHURE

WATERFORD - 1972 BELLEVUE BUILDING

1972 Bellevue Ave. · West Vancouver, BC V7V 1B5 · Ambleside



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2 FOR SALE
FROM \$628,000

12-MO SOLD TREND
-6.7

Unit Mix

1 Bedroom

2 units
1,605 – 1,605 sf
from \$2,251,000

2 Bedroom

5 units
1,639 – 1,925 sf
from \$2,600,000

3 Bedroom

5 units
1,890 – 4,271 sf
from \$2,540,000

For Sale in Waterford – 1972 Bellevue Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$6,398,000	3 / 4	4271 sf	\$1,498	1801 1972 BELLEVUE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,425,000	1 / 2ba	1605 sf	\$1,511	2025-08-16
\$2,650,000	2 / 2ba	1674 sf	\$1,583	2024-10-23
\$3,150,000	3 / 2ba	1890 sf	\$1,667	2024-02-19
\$2,760,000	2 / 2ba	1639 sf	\$1,684	2023-09-06

Value & Financing

Price Positioning

\$1498 /sq ft

Active listings here average \$1498/sf vs \$1121/sf across Ambleside.

34% above area average

Mortgage Snapshot

\$3,008 /mo

Entry price (from)	\$628,000
20% down payment	\$125,600
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1985	LEVELS 18	SUITES 32	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1513	MANAGEMENT Tribe Management Inc.

Overview

Waterford - 1972 Bellevue West Vancouver, BC V7V 1B5, VAS1513 - Located in the heart of Ambleside in West Vancouver on the corner of Bellevue Avenue and 20 Street. This is a central location that is close to restaurants, coffee shops, medical services, recreation, elementary and secondary schools, Park Royal Shopping Centre, the seawall, beach, parks and much more! Direct access to major transportation routes allows an easy commute to Downtown Vancouver, North Vancouver and YVR. Waterford offers 17 levels with 34 homes built in 1985 that are professionally managed by Dodwell 604-699-5255. There are only two suites per level where most feature spacious floor plans, insuite laundry, gourmet kitchens, plenty of windows and private balconies where beautiful mountain, ocean and city views can be seen. This is a well maintained building with features that include secured parking, exercise centre, recreation room, sauna, steam room, wheelchair access, elevators, manicured gardens and visitor parking. Waterford offers comfortable condo living in a sought after neighbourhood in West Vancouver

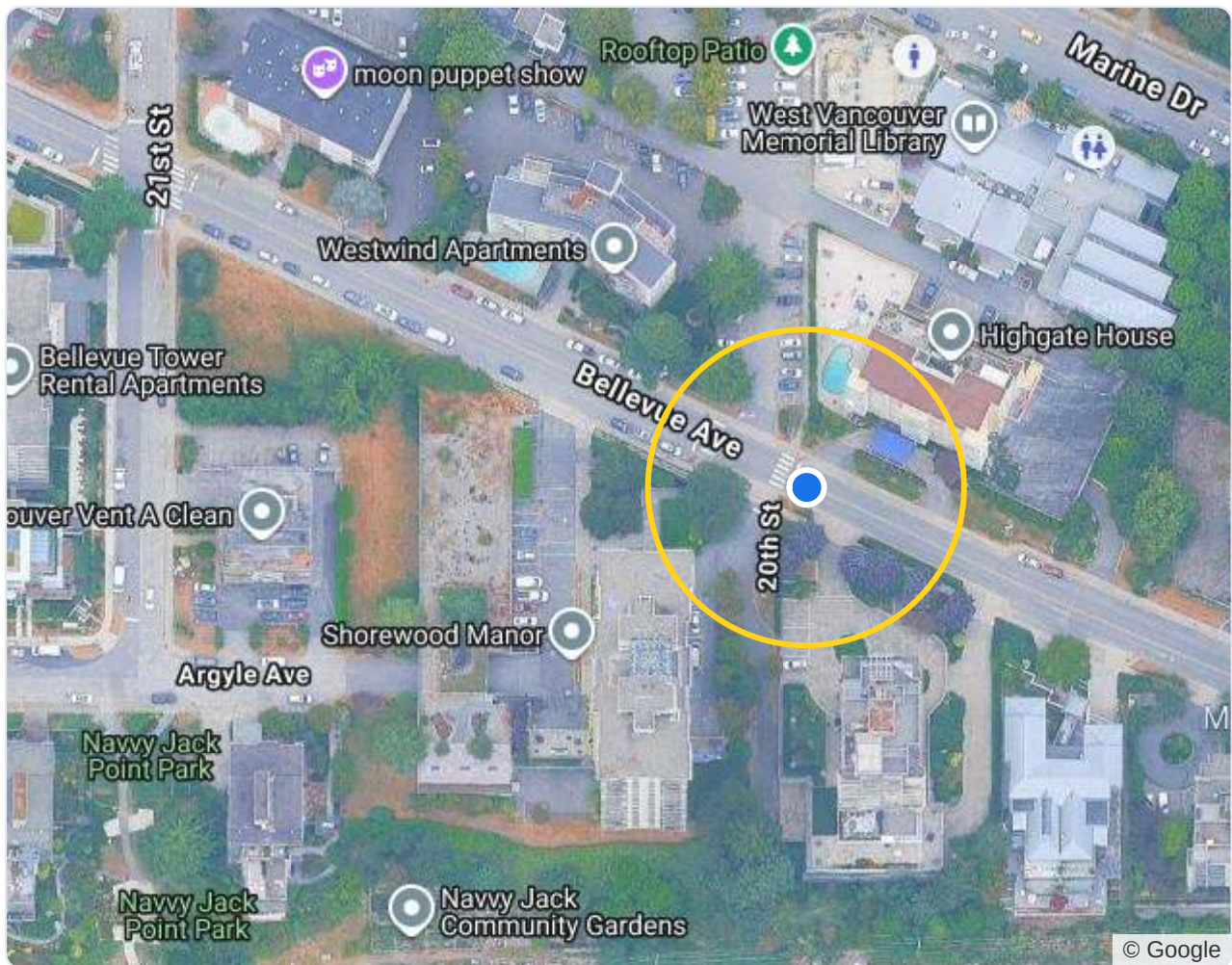
Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

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