

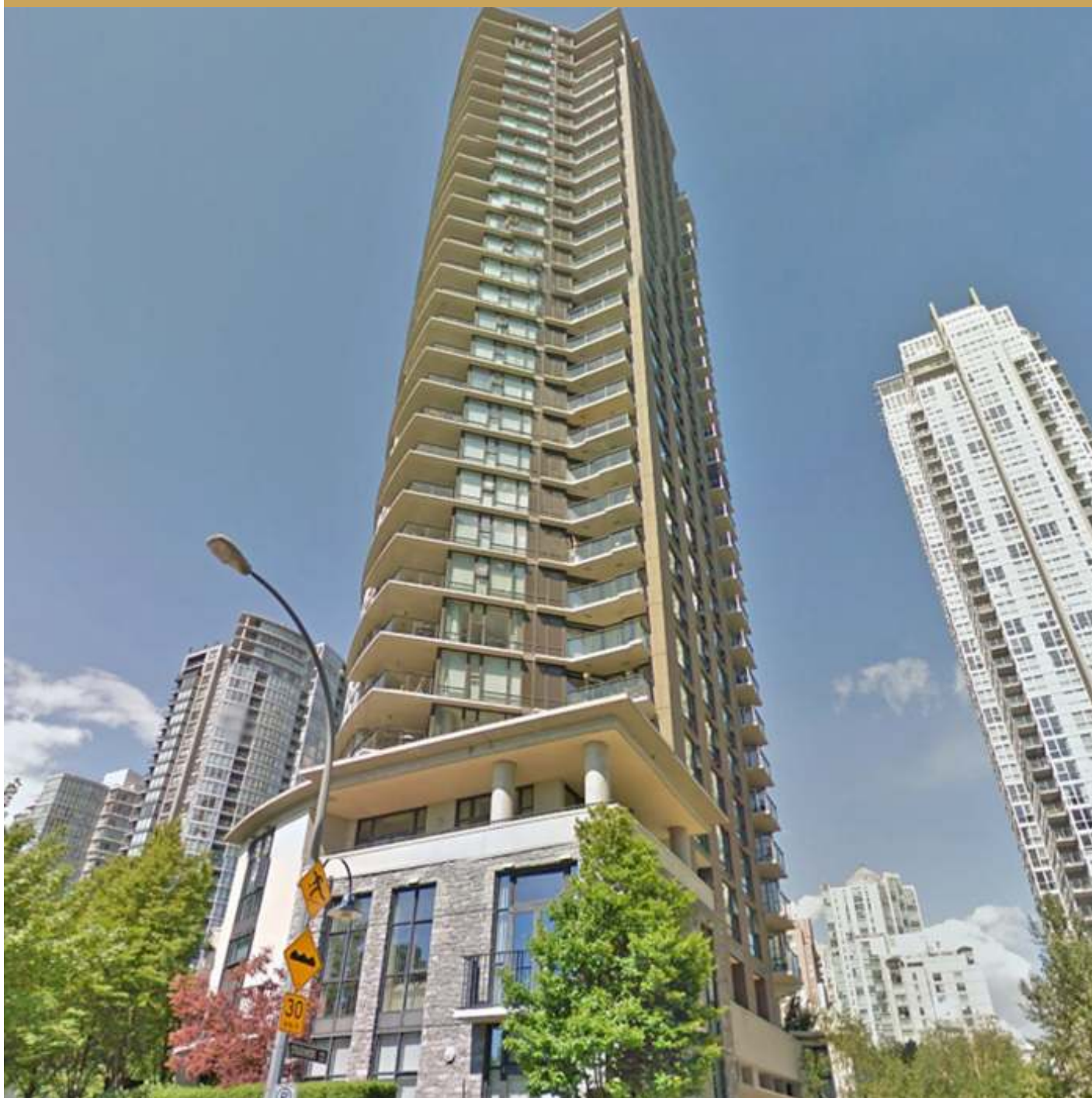
BUILDING BROCHURE

PARK WEST 1

455 Beach Cres. · Vancouver, BC V6Z 3E6 · Yaletown



Scan to view online



2 FOR SALE
FROM \$1,338,000

9 SOLD · 12 MO
\$720,000–\$2,775,000



Unit Mix

1 Bedroom

11 units
725 – 779 sf
from \$720,000

2 Bedroom

29 units
735 – 1,767 sf
from \$820,000

3 Bedroom

3 units
1,295 – 1,980 sf
from \$1,499,000

For Sale in Park West 1 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,195,000	2 / 2	1247 sf	\$1,760	803 455 BEACH CRESCENT
\$1,338,000	2 / 2	1146 sf	\$1,168	1802 455 BEACH CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$820,000	2 / 1ba	735 sf	\$1,116	2026-07-20
\$1,425,000	2 / 2ba	1042 sf	\$1,368	2026-06-03
\$1,510,000	2 / 2ba	1245 sf	\$1,213	2026-03-31
\$1,355,000	2 / 2ba	1150 sf	\$1,178	2026-03-25

Value & Financing

Price Positioning

\$1464 /sq ft

Active listings here average **\$1464/sf** vs **\$1183/sf** across Yaletown.

24% above area average

Mortgage Snapshot

\$6,408 /mo

Entry price (from) **\$1,338,000**

20% down payment **\$267,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2006

LEVELS
31

SUITES
173

CONSTRUCTION
Concrete

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1099	DEVELOPER Concord Pacific
ARCHITECT Hulbert Group International, Inc.		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Park West 1 - 455 Beach Crescent, Vancouver, BC V6Z 3E6, Canada, Strata Plan Number BCS1099, 3 levels, 9 units in Strata, was built in 1994. Maintenance fees include Garbage Pickup and Management.

The closest grocery stores are Choices Market, Beach Avenue Market, Granville Island public Market, Granville Food Market and SuperValu. Nearby schools include Emily Carr Institute of Art, Elsie Roy Elementary School, Rhodes Career College, False Creek Elementary school, and Lord Roberts annex elementary School to mention a few. Nearby parks include George Wainborn Park and David Lam Park. Walking distance child care services Beach YMCA Daycare, Elsie Roy Kindercare and Dorothy Lam Childrens Centre Preschool. For your shopping needs you have Kids Market, Pacific Centre, South Granville rise, Robson Street and Royal centre close by.

Crossroads are Pacific Beach Avenue and Homer Street

Amenities & Features

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

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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



Les Twarog

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