

BUILDING BROCHURE

# PARKVIEW TOWER - 555 13TH BUILDING

555 13th St. · West Vancouver, BC V7T 2N8 · Ambleside





**2** FOR SALE  
FROM \$869,888

**2** SOLD · 12 MO  
\$750,000–\$800,000



## Unit Mix

### Studio

2 units  
507 – 548 sf  
from \$409,000

### 1 Bedroom

2 units  
670 – 707 sf  
from \$470,000

### 2 Bedroom

13 units  
912 – 1,061 sf  
from \$610,000

## For Sale in Parkview Tower - 555 13th Building & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|-----------|--------------|---------|-------|---------------------|
| \$950,000 | 2 / 2        | 1061 sf | \$895 | L1 555 13TH STREET  |
| \$869,888 | 2 / 1        | 920 sf  | \$946 | 605 555 13TH STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$800,000  | 2 / 1ba | 921 sf  | \$869 | 2026-07-22 |
| \$750,000  | 2 / 1ba | 921 sf  | \$814 | 2026-06-23 |
| \$881,000  | 2 / 2ba | 1035 sf | \$851 | 2024-12-03 |
| \$775,000  | 2 / 1ba | 1018 sf | \$761 | 2024-08-19 |

## Value & Financing

### Price Positioning

**\$920** /sq ft

Active listings here average \$920/sf vs \$1071/sf across Ambleside.

### Mortgage Snapshot

**\$4,166** /mo

Entry price (from) **\$869,888**  
20% down payment **\$173,978**

14% below area average

Rate / amortization

5.24% · 25 yr

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

|                             |                                         |                              |                                                      |
|-----------------------------|-----------------------------------------|------------------------------|------------------------------------------------------|
| YEAR BUILT<br><b>1972</b>   | LEVELS<br><b>14</b>                     | SUITES<br><b>80</b>          | CONSTRUCTION<br><b>Concrete</b>                      |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS395</b> | MANAGEMENT<br><b>C&amp;c Property<br/>Group Ltd.</b> |

## Overview

Parkview Tower - 555 13th Street West Vancouver, BC V7T 2N8, VAS395 - Located in the popular Ambleside area in West Vancouver on 13th Street and Duchess Avenue. This is a central location that is very close to all your urban amenities including transit, restaurants, Park Royal Shopping Centre, Ambleside shops, Elementary and Secondary schools, parks, the beach, the Seawall, medical services, recreation and more! Direct access to major transportation routes including the Lions Gate Bridge allows an easy commute to surrounding destinations such as North Vancouver, Whistler, Downtown Vancouver and YVR. Parkview Tower offers 80 beautiful homes built in 1972 that are professionally managed. Most homes feature open concept floor plans, floor to ceiling windows, insuite laundry, solariums and gorgeous mountain, city and ocean views. This is a well maintained building with many amenities offered including a party room or guest suite on the top floor, a games room, indoor pool, exercise room, workshop, a shared coin-up laundry, ping pong tables and tennis courts. Parkview Tower offers luxury condo living in a desirable area in West Vancouver!

## Amenities & Features

- ✓ Club House
- ✓ Shared Laundry
- ✓ Pool; Indoor
- ✓ Tennis Court(s)

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

## Location



### Les Twarog

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