

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**2003 1438 RICHARDS STREET, Vancouver West, BC, V6Z 3B8, Ca**

**MLS®# R2516058**



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Property Value	\$1,399,000
Type	Apartment/Condo
Style	1 Storey, Corner Unit
Year Built	2004
Taxes	4043.3
Living Area	1,143 sq.ft.
Bedrooms	2
Bathrooms	2 full

### Description

The best of Yaletown Living at amazing value! With unobstructed ocean views & nestled above George wainborn Park, this spacious, quiet two bedroom + Office city home in the AZURA offers a rare opportunity to own in one of the best locations in the city. Its functional layout with a large office, walk-in pantry off the kitchen, and 2 private bedrooms provides for both comfort and convenience. Floor to ceiling windows take advantage of both water & city views from every room. New hardwood floors and paint throughout. Steps from the seawall, and on the quiet park, but a short walk to grocery, cafes, all the restaurants Yaletown has to offer, Granville Island & much more. World class amenities including 24 hr concierge, pool, hot tub, steam, Fitness center, meeting room, squash court.



