

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

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

**3603 1111 Alberni Street, Shangri-La, Vancouver West, BC, V6E 4V2, Canada**

**MLS®# R2489036**



<b>Property Value</b>	\$1,950,000
<b>Type</b>	Condo
<b>Parking</b>	2 cars
<b>Year Built</b>	2008
<b>Taxes</b>	5,016.46
<b>Living Area</b>	1,043 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full
<b>Maintenance Fee</b>	1,168.48

### Description

2 Bed, 2 Bath, 2 Parking & 2 Large Attached Storage Rooms! Welcome to the 5-Star Shangri-La Hotel & Residences, the most luxury offering in Downtown Vancouver. This desirable and rarely available -03 unit will take your breath away with its 11 ft ceilings and its bright water and mountain views. Catch the views from both bedrooms! Incredibly functional and open floor plan, full Miele & Sub-zero appliances, large island, engineered hardwood floors, A/C, in-suite storage and more! The Shangri-La tower has the highest offerings in Downtown Vancouver: Full Pool, Full Gym, Chi-Spa, Restaurants, 24 Hr Concierge. Being centred in the heart of Downtown Vancouver, you are only steps away from high end restaurants, retail stores and grocery stores.



