MATT**COUNCIL**
Personal Real Estate Corporation



301 277 WEST 1ST STREET

LOWER LONSDALE, NORTH VANCOUVER











BOUTIQUE.
WELL KEPT.
LOWER LONSDALE.

1 Bed | 1 Baths | 727 Sq/Ft

■ Set in the smaller, more boutique of the two buildings at 'West Quay', this well-appointed 1-bedroom, 1-bathroom home offers 727 square feet of thoughtfully designed living in the heart of Lower Lonsdale. A one-owner home since Polygon completed the building in 2017, it has been lovingly lived in and looked after from the very beginning.

An open-concept layout brings the kitchen, living, and dining areas together in one bright, flowing space, with large windows drawing natural light throughout. The kitchen is finished with quartz countertops, stainless steel appliances, and ample cabinet space, well suited to everyday cooking and entertaining alike. Sleek, modern finishes carry through the home, in-floor radiant heat provides quiet, even warmth underfoot, and in-suite laundry and a pantry closet add everyday convenience and extra storage.

The bedroom is generously sized with a walk-in closet, creating a calm and comfortable retreat, complemented by a well-appointed four-piece bathroom with cheater access to the living area. Completing the home is a large, private south/southeast-facing balcony offering an unobstructed outlook with peek-a-boo views of the city skyline, an inviting spot for morning coffee or soaking up the midday sun.

As the smaller of the complex's two buildings, it offers fewer neighbours and a quieter, more private feel, while residents still enjoy a well-equipped gym and meeting room. The home includes one parking stall and one storage locker.

With a Walk Score of 93, 'West Quay' places residents steps from Lonsdale Quay, the SeaBus, and the Shipyards, with Waterfront Park, the Spirit Trail, and a growing list of neighbourhood restaurants and cafés all within easy walking distance. Downtown Vancouver is a short SeaBus ride away, and everything Lower Lonsdale has to offer sits right outside the door. A well-kept, one-owner home in a boutique setting, ideally suited to first-time buyers, professionals, or investors looking to settle into one of the North Shore's most connected neighbourhoods.



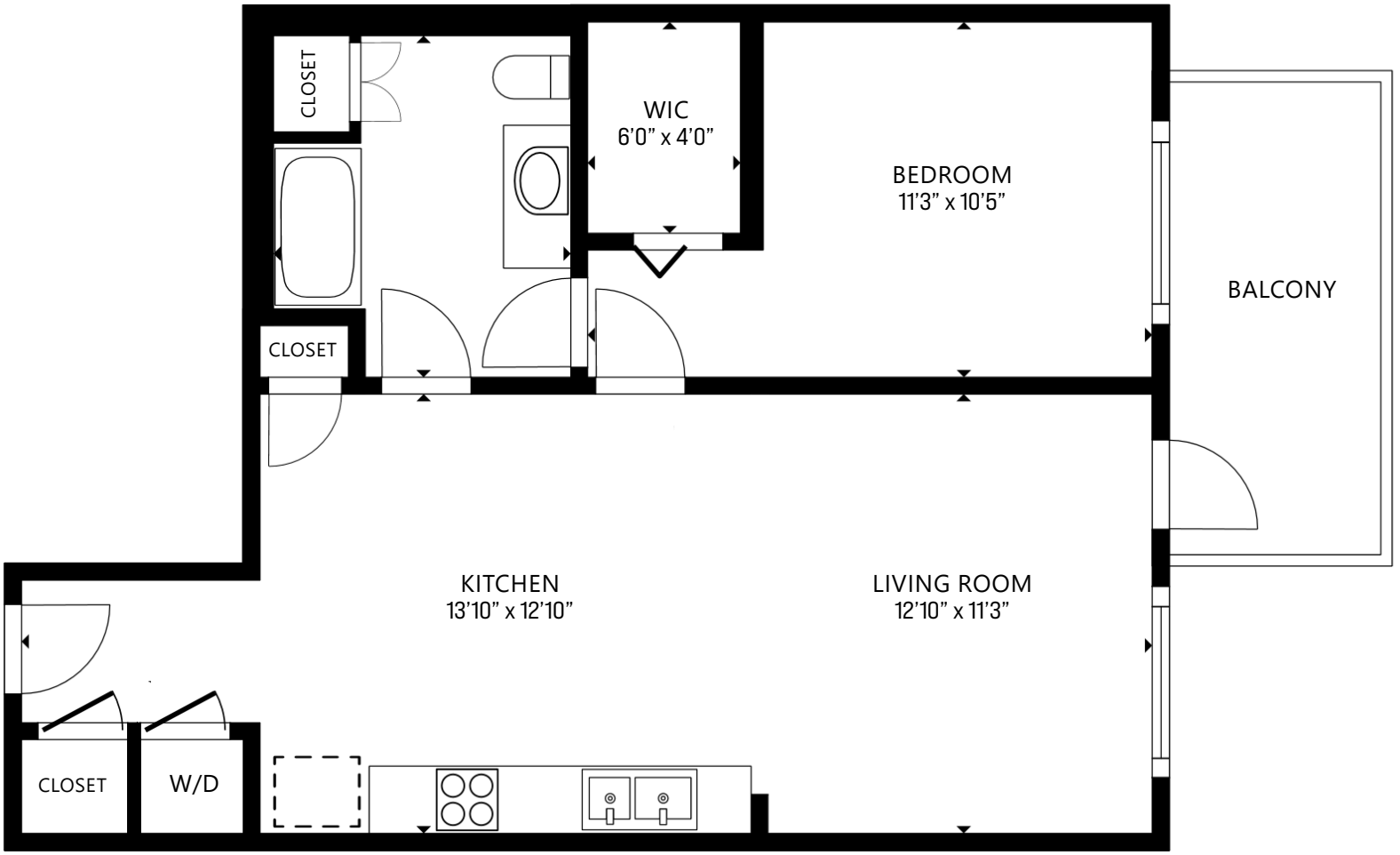







WEST QUAY

ROSSETTI



Floorplan and room measurements by Matterport. Strata Plan shows 727 sqft total. ** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for $1,000,000. Information should not be relied upon without independent verification.