

# #554 - 955 East Hastings Street, Vancouver

\$569,900



**This is the one you've been waiting for!**  
**North Facing home with**  
**UNOBSTRUCTED WATER &**  
**MOUNTAIN VIEWS at Strathcona**  
**Village.** One of the most desirable 1 bedroom floorplans with 614 square feet of living space, plenty of windows, and a balcony perfect for enjoying the beautiful views of the harbour & the North Shore Mountains. Gourmet kitchen with stainless steel appliances, tons of counter & cabinet space with bar seating, a Den/Solarium with window that is ideal to work from home & an extra office/flex room. Amenities include fitness centre, meeting rooms, landscaped rooftop terrace & even garden plots to grow your own fruits/vegetables. 1 parking included.

## KEY INFORMATION

ADDRESS: #554 - 955 E. Hastings Street, Vancouver

PRICE: \$569,900

AREA: Strathcona

TYPE: 1 Bedroom + 1 Bath + Office

SQ FT: 619 SF\*

YEAR BUILT: 2018

TAX: \$1,930.21 (2024)

STRATA FEES: \$403.14

## FEATURES

VIEWS: Harbour and Mountain Views

PARKING: 1 (P4-78)

PETS: 2 Pets

RENTAL: Airbnb Allowed

ELEMENTARY: Admiral Seymour Elementary

HIGH SCHOOL: Britannia Secondary

\* Strata Plan shows 614 SF



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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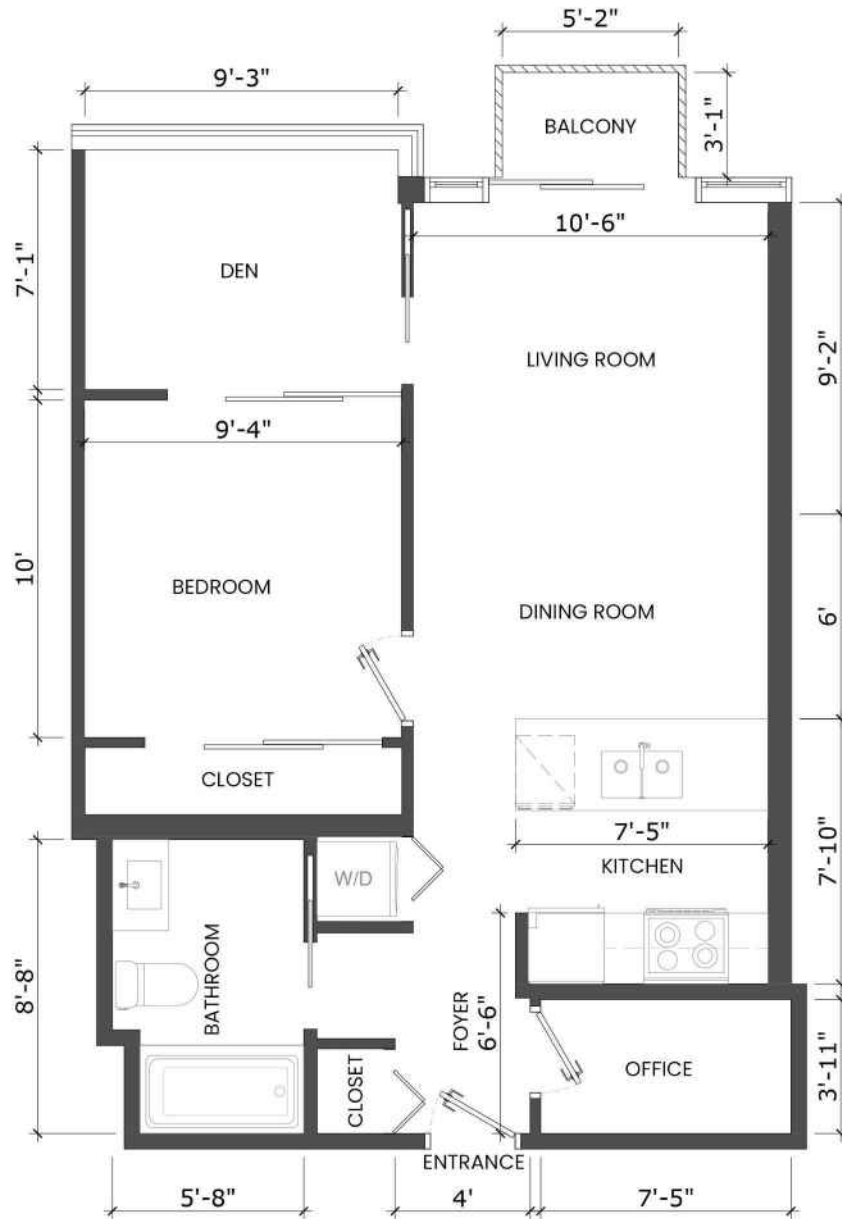
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## 554-955 EAST HASTINGS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 619 SQ.FT.  
BALCONY: 16 SQ. FT.

\*DISCLAIMER: STRATA PLAN SHOWS 614 SQ.FT.



MAIN FLOOR PLAN  
Ceiling Height: 8'-2"



2' 4' 8'

\* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

ISHOT



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Presented by:  
**Derek Kai PREC\***  
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**Active**  
**R3053205**

Board: V  
 Apartment/Condo

**554 955 E HASTINGS STREET**

Vancouver East  
 Strathcona  
 V6A 0G8

Residential Attached

**\$569,900 (LP)**

(SP) **M**



|                                                             |                                     |                                  |
|-------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                  | If new, GST/HST inc?:               | Original Price: <b>\$569,900</b> |
| Meas. Type:                                                 | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2018</b>  |
| Frontage(feet):                                             | Bathrooms: <b>1</b>                 | Age: <b>7</b>                    |
| Frontage(metres):                                           | Full Baths: <b>1</b>                | Zoning: <b>CD-1</b>              |
| Depth / Size (ft.):                                         | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,930.21</b>   |
| Sq. Footage: <b>0.00</b>                                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                                                | P.I.D.: <b>030-459-656</b>          | Tax Inc. Utilities?:             |
| View: <b>Yes :Harbour &amp; NS Mountains</b>                |                                     | Tour:                            |
| Complex / Subdiv:                                           |                                     |                                  |
| First Nation:                                               |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type:                                                 | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 57 DISTRICT LOT 181 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4557 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences:  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **619**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **619 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **619 sq. ft.**

Units in Development:  
 Exposure: **North**  
 Mgmt. Co's Name: **First Service**  
 Maint Fee: **\$403.14**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **280** Locker: **No**  
 Storeys in Building: **11**  
 Mgmt. Co's #: **604-683-8900**  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht.:  
 # of Kitchens: **1**

# of Levels: **1**  
 # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age:  
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Allwd?: **Yes**  
 Short Term Lse-Details: **AIRBNB Allowed**

| Floor | Type        | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen     | 7'10 x 7'5 |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Living Room | 9'2 x 10'6 |       |      | x          | 2    |       |             |          |
| Main  | Dining Room | 6' x 10'6  |       |      | x          | 3    |       |             |          |
| Main  | Bedroom     | 10' x 9'4  |       |      | x          | 4    |       |             |          |
| Main  | Office      | 7'5 x 3'11 |       |      | x          | 5    |       |             |          |
| Main  | Den         | 9'3 x 7'1  |       |      | x          | 6    |       |             |          |
|       |             | x          |       |      | x          | 7    |       |             |          |
|       |             | x          |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public  
 1 Page

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