

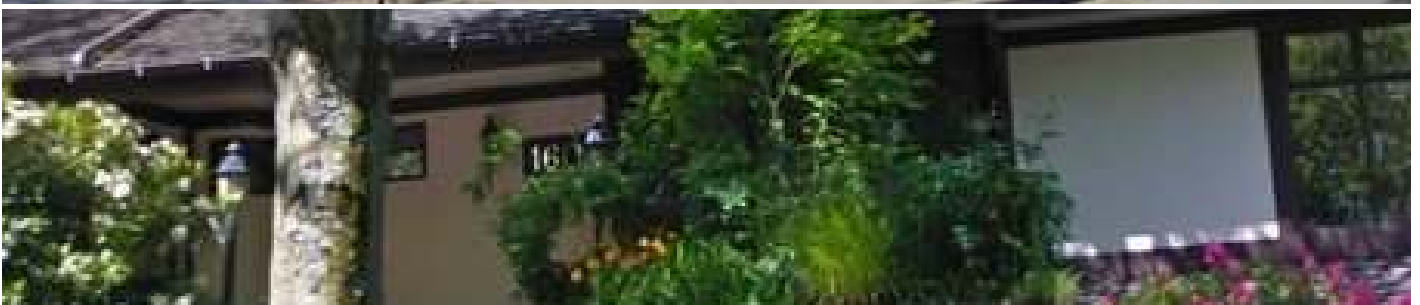
BUILDING BROCHURE

THE OLD YORK TOWNHOMES

1609 Balsam St. · Vancouver, BC V6K 3L9 · Kitsilano



Scan to view online



Unit Mix

2 Bedroom

2 units

1,028 – 1,358 sf

from \$1,010,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,360,000	2 / 2ba	1358 sf	\$1,001	2023-06-12
\$1,010,000	2 / 2ba	1028 sf	\$982	2020-10-18

YEAR BUILT 1980	LEVELS 4	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS724	MANAGEMENT National Pacific Property Management Services Ltd.

Overview

Old York Townhouses at 1609 Balsam Street, Vancouver, BC V6K 3L9 - VAS724. Built in 1980 with 19 units over 4 levels. Located in the Kitsilano area of Vancouver West, at the intersection of York Avenue and Balsam Street. Complex features include elevator, garden area and in-suite laundry. Popular restaurants nearby include Sunset Grill Neighbourhood Pub & Restaurant, Abigail's Party, Cafe Zen On Yew, Kibune Sushi Restaurant, Hapa Izakaya - Kitsilano, Mandala Iki Asian Bistro, Terra Breads, Maria's Taverna and Browns Social House Kitsilano. Also just a few minutes to Kits Market, Canada Safeway Limited, Capers Market, Whole Foods Market and Terra Breads. A few blocks to Kerrisdale Cleaners, Reitmans, Canada Safeway Limited, Wear Else, Babes on Fourth - Baby & Children's Desi, Ethel's Boutique, Shoppers Drug Mart and Plum. Close to Stagecoach Theatre Arts, Pacific Rim Montessori Academy, Just Dance, Henry Hudson Elementary, Canadian School of Natural Nutrition, General Gordon Elementary School, St. Augustine's and Fraser Academy. Easy access to downtown Vancouver's attractions including Stanley Park, English Bay, Rogers Arena, Vancouver Public Library, Edgewater Casino, and Vancouver Art Gallery.

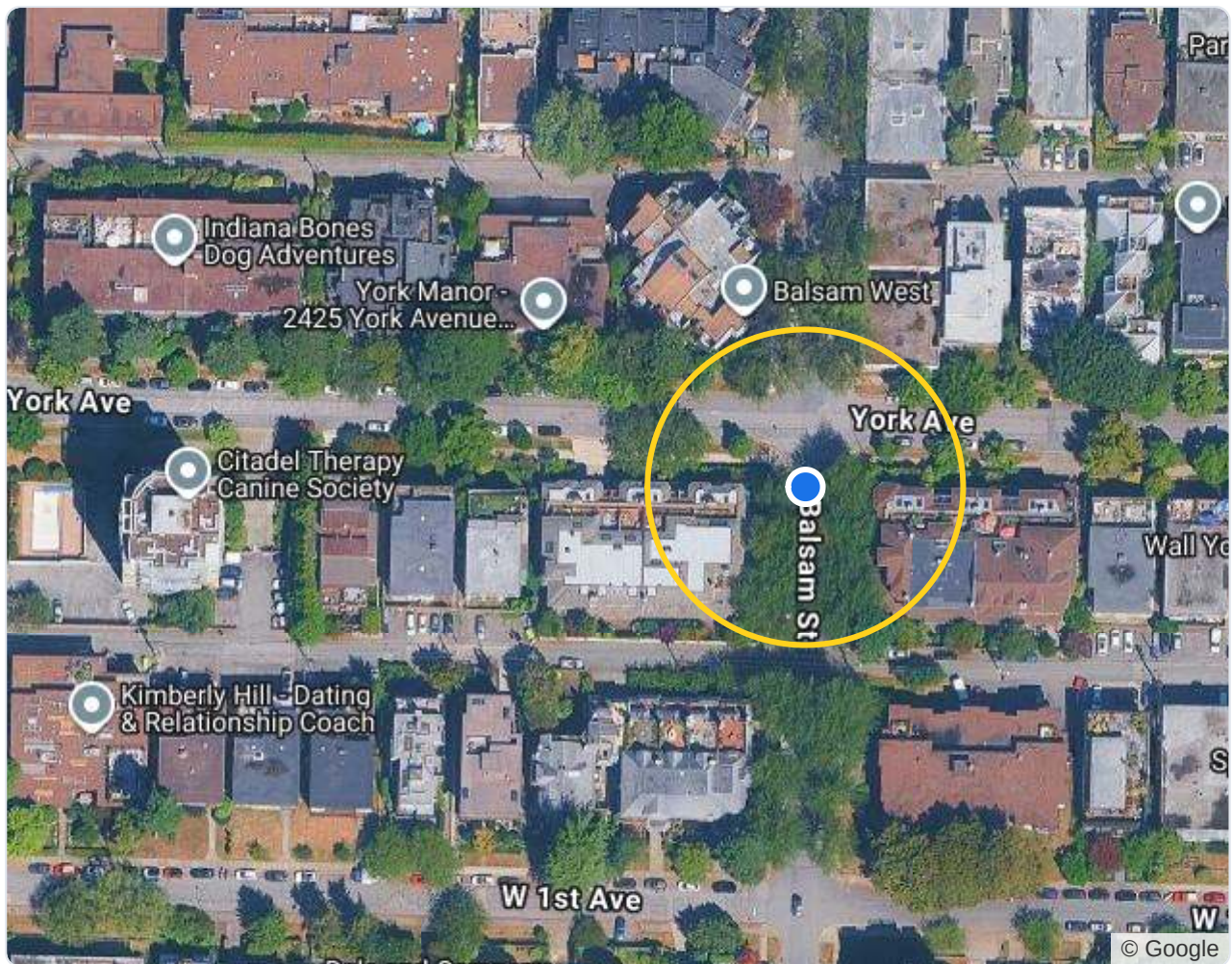
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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