

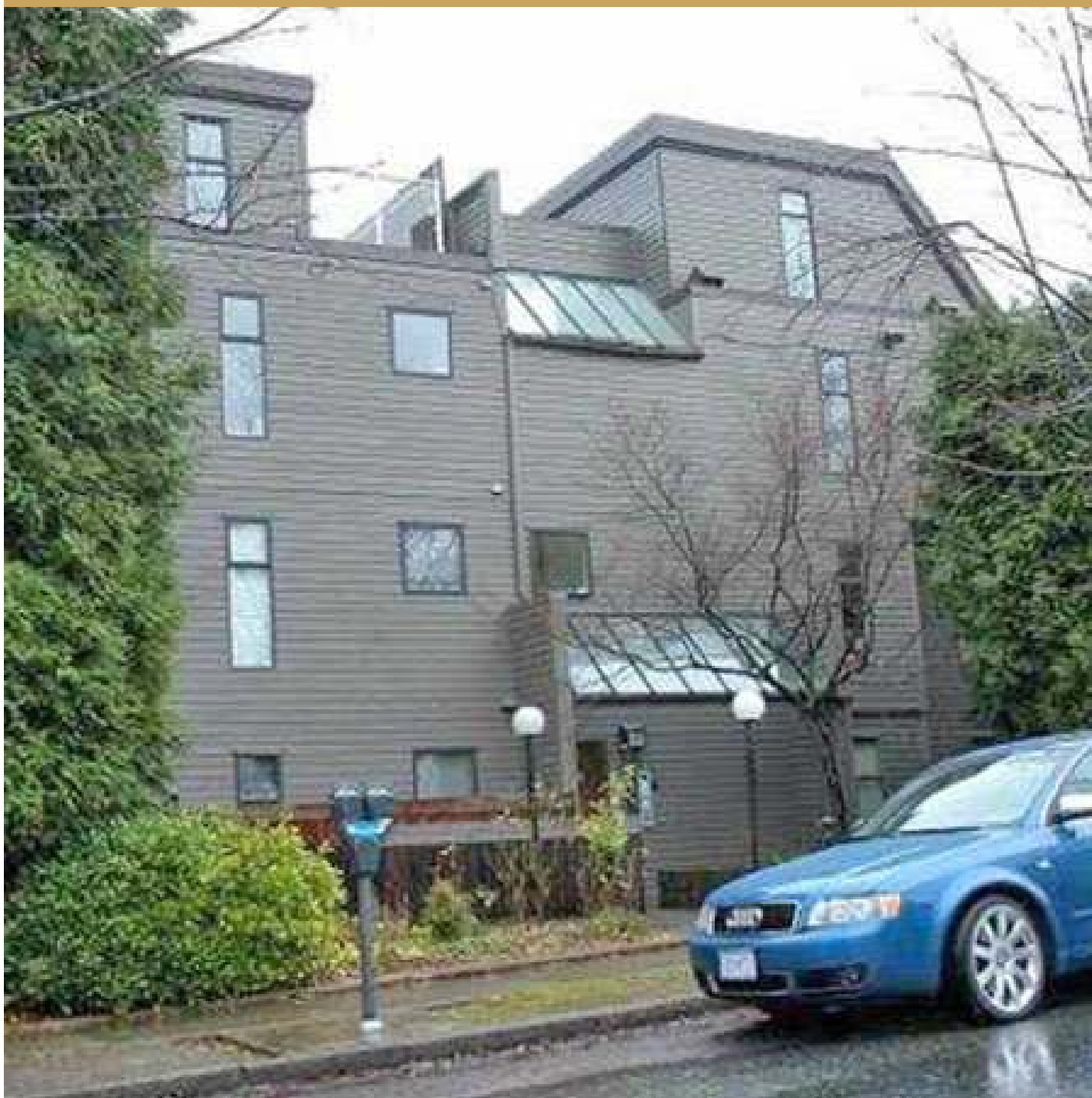
BUILDING BROCHURE

# BALSAM MEWS

2001 Balsam St. · Vancouver, BC V6K 4L6 · Kitsilano



Scan to view online



**2** SOLD · 12 MO  
\$560,000–\$949,900

12-MO SOLD TREND  
62.7

## Unit Mix

|                                                                      |                                                                     |                                                                      |                                                                         |
|----------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>3 units<br>608 – 671 sf<br><b>from \$439,000</b> | <b>2 Bedroom</b><br>1 unit<br>914 – 914 sf<br><b>from \$805,000</b> | <b>3 Bedroom</b><br>4 units<br>943 – 987 sf<br><b>from \$729,000</b> | <b>4 Bedroom</b><br>1 unit<br>1,125 – 1,125 sf<br><b>from \$990,000</b> |
|----------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF   | DATE       |
|------------------|---------|---------|---------|------------|
| <b>\$949,900</b> | 3 / 1ba | 943 sf  | \$1,007 | 2026-02-27 |
| <b>\$560,000</b> | 1 / 1ba | 671 sf  | \$835   | 2025-09-20 |
| <b>\$805,000</b> | 2 / 1ba | 914 sf  | \$881   | 2025-05-24 |
| <b>\$990,000</b> | 4 / 1ba | 1125 sf | \$880   | 2023-06-12 |

|                                  |                                                |                            |                                            |
|----------------------------------|------------------------------------------------|----------------------------|--------------------------------------------|
| <b>YEAR BUILT</b><br><b>1980</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>16</b> | <b>CONSTRUCTION</b><br><b>Frame - Wood</b> |
| <b>EXTERIOR</b><br><b>Wood</b>   | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> |                            | <b>STRATA PLAN</b><br><b>VAS806</b>        |

## Overview

Balsam Mews - 2001 Balsam St, Vancouver, BC V6K 4L6, Canada, Strata Plan Number VAS806, 3 levels, 16 units in strata, built in 1980. Maintenance fees include Caretaker, Garbage Pickup, Gardening and Management. Closest grocery stores are Apple Farms Market, New Apple Market and Market Meats Kitsilano. Nearby schools include Tactical Self Defense, Pacific Rim Montessori Academy and Stagecoach Theatre Arts. Nearby parks include Delamont Park, Point Grey Park Site at Stephens Street and Point Grey Park Site at Trafalgar Street. Walking distance child care services include Kitsilano Day Care Centre, Montessori Day Care and Kits Area Licensed Family Child Care.

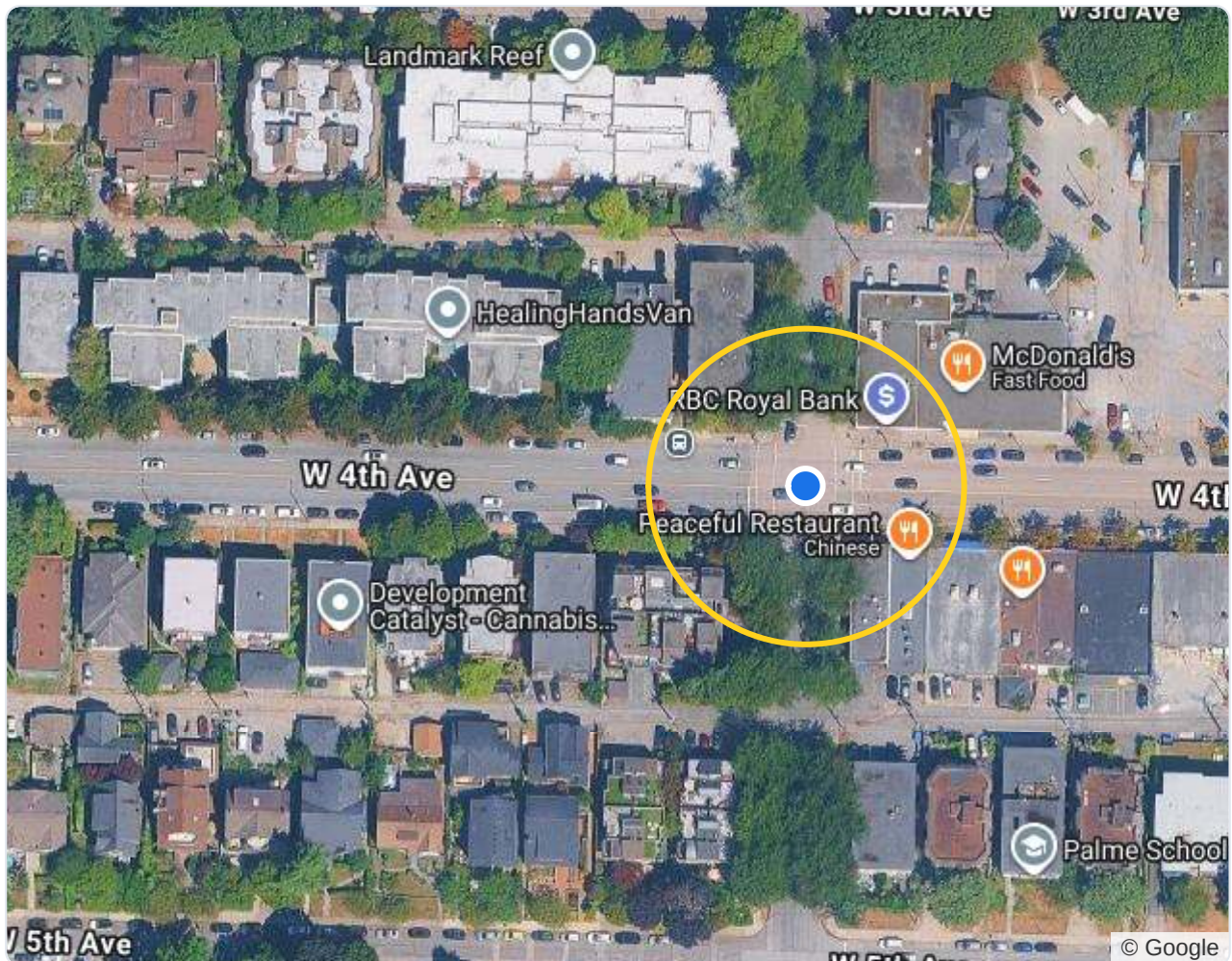
## Amenities & Features

✓ None

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ 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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