

BUILDING BROCHURE

KERRISDALE LANDING

2096 46th Ave. · Vancouver, BC V6M 2K9 · Kerrisdale



Scan to view online



1 FOR SALE
FROM \$999,000

1 SOLD · 12 MO
\$1,200,000–\$1,200,000



Unit Mix

2 Bedroom

6 units
990 – 1,235 sf
from \$956,000

For Sale in Kerrisdale Landing & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	2 / 2	1007 sf	\$992	206 2096 W 46TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,200,000	2 / 2ba	1235 sf	\$972	2025-12-03
\$1,230,000	2 / 2ba	1206 sf	\$1,020	2023-08-17
\$994,500	2 / 2ba	1096 sf	\$907	2022-09-20
\$1,050,000	2 / 2ba	1003 sf	\$1,047	2022-03-04

Value & Financing

Price Positioning

\$992 /sq ft

Active listings here average \$992/sf vs \$1159/sf across Kerrisdale.

14% below area average

Mortgage Snapshot

\$4,784 /mo

Entry price (from)	\$999,000
20% down payment	\$199,800
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT
2004

LEVELS
4

SUITES
27

CONSTRUCTION
Frame - Wood

EXTERIOR
Brick

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS914

MANAGEMENT
**Vancouver
Management Ltd.**

Overview

Kerrisdale Landing - 2096 46th Avenue West, Vancouver, BC V6M 2K9, Canada, strata plan BCS914 - Kerrisdale Landing is a 4-level building - 27 condos. Completed 2004. Managed by Vancouver Management Ltd. 604-263-1766. Crossroads are 46th West Avenue and East Boulevard, in the Kerrisdale neighborhood located in Vancouver. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. Walking distance to Elementary School, Quilchena Elementary School, Magee High School, Kerrisdale Montessori School, grocery store and banks. Nearby parks include Kerrisdale Centennial Park, Kerrisdale Park and McCleery Park. Maintenance fees include garbage pickup, gardening, gas, hot water and management. Features include elevator, in suite laundry and storage.

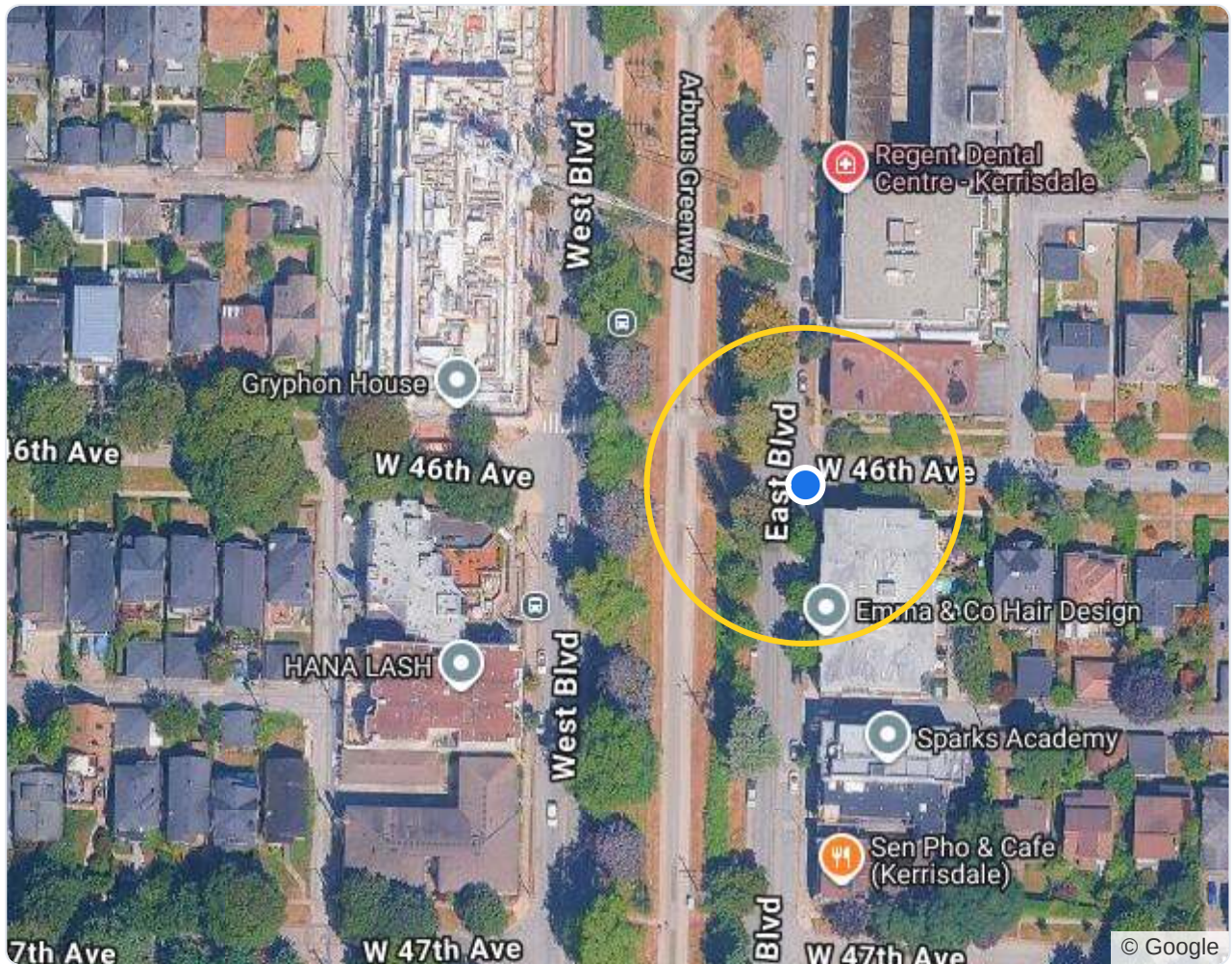
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

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



Les Twarog

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