

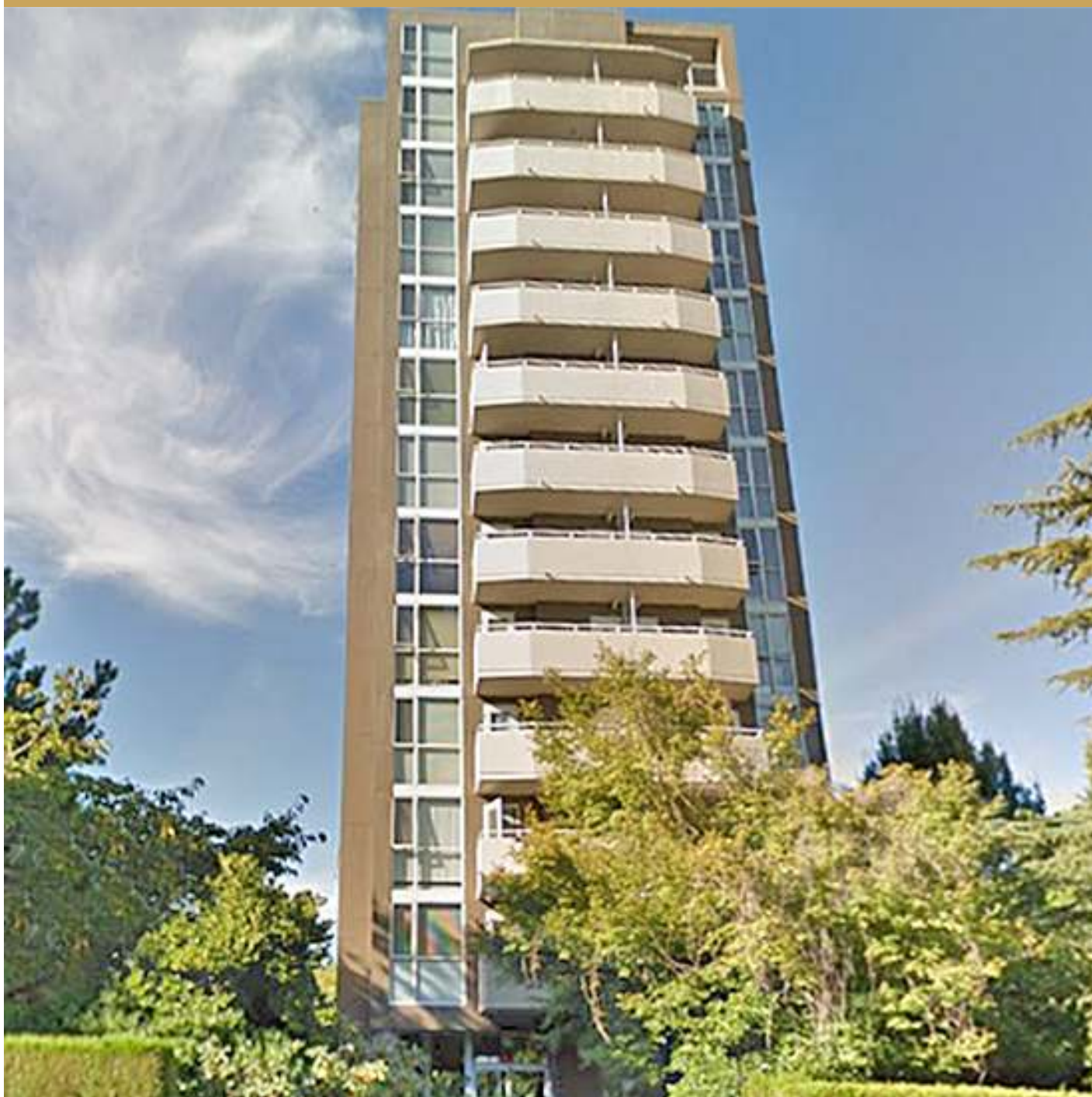
BUILDING BROCHURE

ASHLEIGH COURT

2121 WEST 38th Ave. · Vancouver, BC V6M 1R8 · Kerrisdale



Scan to view online



1 FOR SALE
FROM \$2,499,000

1 SOLD · 12 MO
\$790,000–\$790,000



Unit Mix

1 Bedroom

1 unit
814 – 814 sf
from \$725,000

2 Bedroom

4 units
790 – 925 sf
from \$720,000

3 Bedroom

6 units
925 – 1,575 sf
from \$790,000

For Sale in Ashleigh Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,499,000	3 / 3	1575 sf	\$1,587	PH1 2121 W 38TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$790,000	3 / 2ba	950 sf	\$832	2026-04-09
\$950,000	3 / 2ba	955 sf	\$995	2025-07-08
\$950,000	3 / 2ba	925 sf	\$1,027	2024-04-17
\$799,000	2 / 2ba	792 sf	\$1,009	2023-10-29

Value & Financing

Price Positioning

\$1587 /sq ft

Active listings here average **\$1587/sf** vs **\$1186/sf** across Kerrisdale.

34% above area average

Mortgage Snapshot

\$11,968 /mo

Entry price (from) **\$2,499,000**

20% down payment **\$499,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1993

LEVELS
12

SUITES
24

CONSTRUCTION
Concrete

Overview

Ashleigh Court - 2121 West 38th Avenue, Vancouver, BC V6M 1R8, LMS973 - Located on West 38th Avenue and West Boulevard in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. The notable landmarks around Ashleigh Court are Kerrisdale Park, Vandusen Botanical Garden, Point Grey Golf and Country Club and McCleery Golf Course. Direct access to West Boulevard and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Ashleigh Court is close to Point Grey Secondary and Quilchena Elementary Schools, Bumblebee Pre-School Society and Ivy Montessori School. Some excellent restaurants in the area include White Spot Restaurant, Tokyo Thyme, Avenue World Restaurant and many others.

Ashleigh Court is a 12 level complex built in 1993. It consists of 24 units featuring in-suite laundry, balconies, generous living and dining areas with crown mouldings and gas fireplaces. Complex amenities include bike room, elevator, intercom and secured underground parking. Maintenance fees include garbage pickup, gardening, gas, hot water and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

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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