

BUILDING BROCHURE

THE DIPLOMAT

2195 WEST 40th Ave. · Vancouver, BC V6M 1W4 · Kerrisdale



Scan to view online



Unit Mix

2 Bedroom

1 unit

1,775 – 1,775 sf

from \$1,215,000

3 Bedroom

2 units

1,672 – 1,719 sf

from \$1,675,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,215,000	2 / 3ba	1775 sf	\$685	2023-08-29
\$1,675,000	3 / 3ba	1719 sf	\$974	2022-11-18
\$1,801,000	3 / 3ba	1672 sf	\$1,077	2021-03-24

YEAR BUILT 1980	LEVELS 4	SUITES 9	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS667	MANAGEMENT Vancouver Management Ltd.

Overview

The Diplomat - 2195 West 40 Avenue, Vancouver, BC V6M 1W4, strata plan VAS667. Crossroads are West 40th Avenue and Yew Street in the desirable Kerrisdale subarea of Vancouver West. Close to Kerrisdale Arena, Library and Kerrisdale Community Centre and minutes to UBC. The notable landmarks around The Diplomat are Kerrisdale Park, Vandusen Botanical Garden, Point Grey Golf and Country Club and McCleery Golf Course. Direct access to West Boulevard and other major routs allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

The Diplomat is close to Point Grey Secondary and Quilchena Elementary Schools, Bumblebee Pre-School and Ivy Montessori School. Some excellent restaurants in the area include White Spot Restaurant, Sugarcane Vietnamese Cafe, Shota Sushi, Avenue World Restaurant and many others.

The Diplomat is a four level building, built in 1980. It consists of 9 spacious units featuring vaulted ceiling, beautiful fireplace, in-suite laundry, balcony and a large patio. Complex amenities include garden, large storage locker, parking, elevator and wheelchair access. Maintenance fees include caretaker, gardening and management. Don't miss your opportunity to own this amazing home.

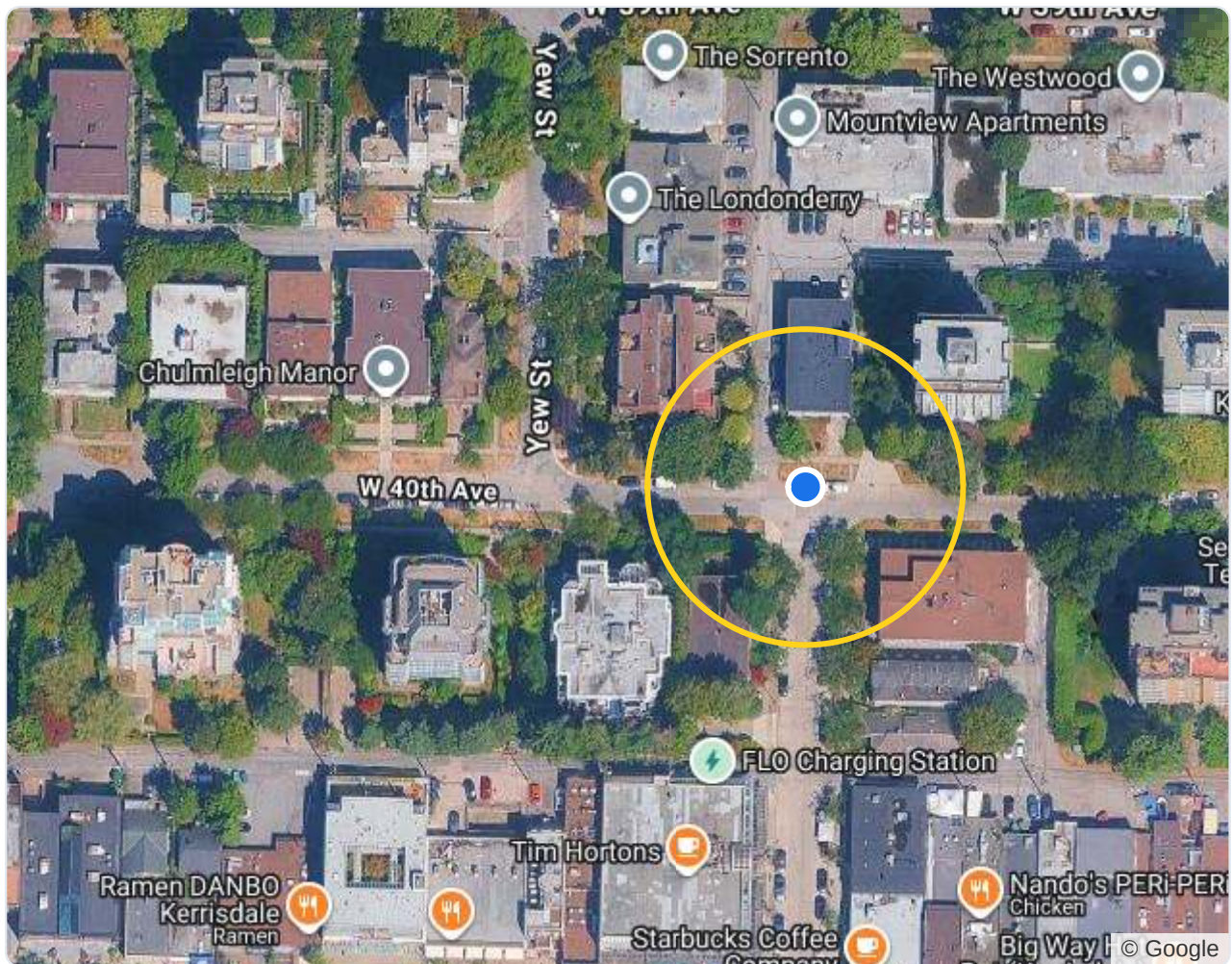
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ 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...

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