

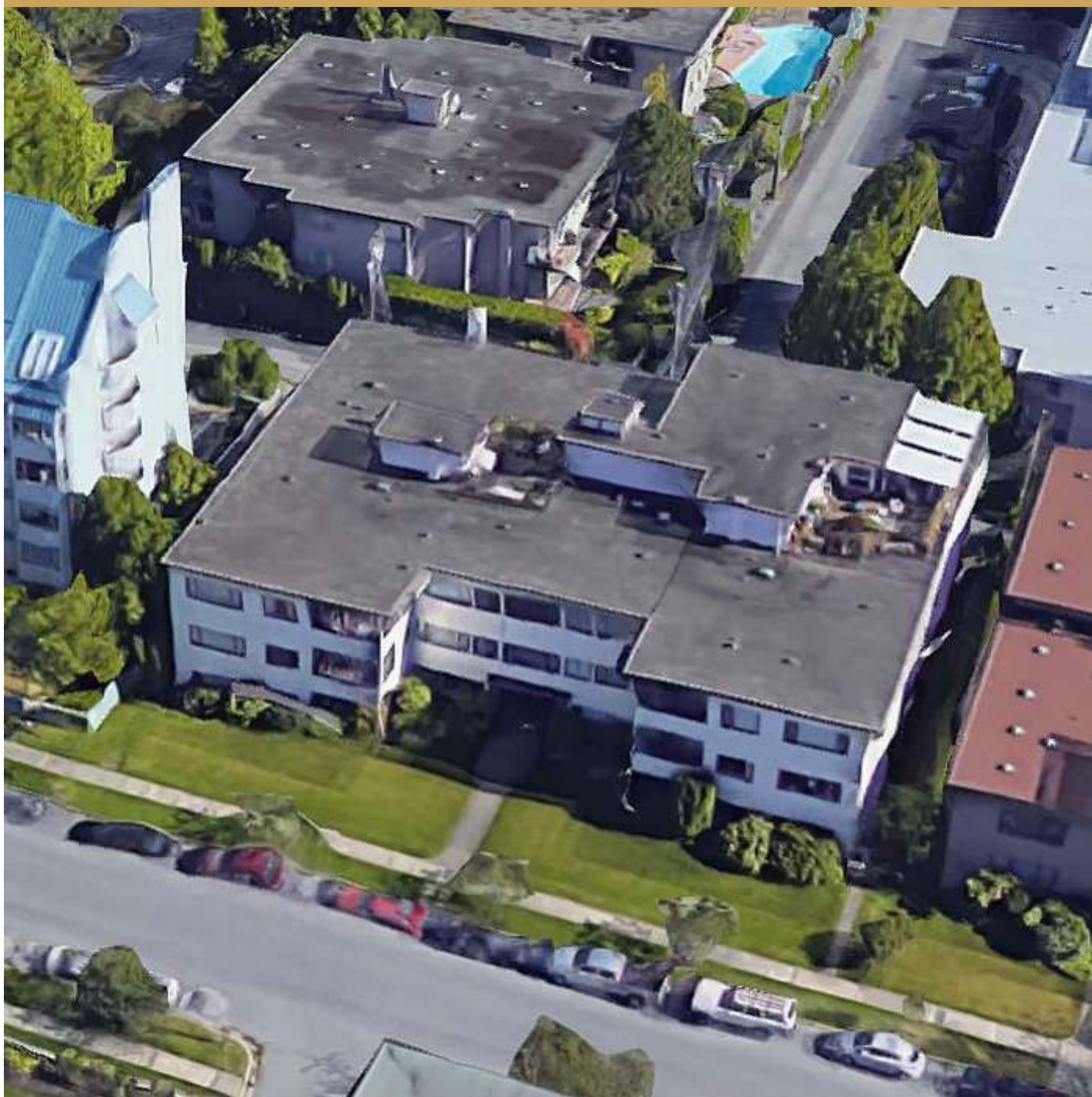
BUILDING BROCHURE

CHARLTON COURT

2250 WEST 43rd Ave. · Vancouver, BC V6M 2E3 · Kerrisdale



Scan to view online



Unit Mix

1 Bedroom 1 unit 845 – 845 sf from \$448,000	2 Bedroom 3 units 1,015 – 1,075 sf from \$443,000	3 Bedroom 1 unit 1,254 – 1,254 sf from \$499,900
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$450,000	2 / 1ba	1015 sf	\$443	2025-04-23
\$448,000	1 / 1ba	845 sf	\$530	2024-11-15
\$499,900	3 / 1ba	1254 sf	\$399	2023-01-21
\$555,000	2 / 1ba	1075 sf	\$516	2021-03-02

YEAR BUILT 1957	LEVELS 4	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP3646	MANAGEMENT Confidential

Overview

Charlton Court - 2250 West 43rd Avenue, Vancouver, BC V6M 2E3 - Located on West 43rd Avenue and Yew Street in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Vancouver Public Library, Seniors Centre and Kerrisdale Community Centre, minutes to Oakridge Mall and UBC. The notable landmarks around Charlton Court are Kerrisdale Centennial Park, Elm Park, VanDusen Botanical Garden and McCleery Golf Course. Direct access to West 43rd Avenue and other major routs allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Charlton Court is close to Maple Grove Elementary and Magee Secondary Schools. Some excellent restaurants in the area include Avenue World Restaurant, Orange Corner Crepe House, Asa Japanese Restaurant and many others.

Charlton Court is a four level complex built in 1958. It consists of 21 units featuring spacious rooms, walk-in closet, common rooftop deck, bike room, storage, elevator and wheelchair access. Charlton court is a well-established and responsibly maintained Co-op with a healthy bank balance! Upgrades include plumbing, newer efficiency boiler, oil tank removal, renewed elevator and a

welcoming new lobby. Maintenance fee includes caretaker, gardening, garbage pickup, heat, hot water and taxes. Don't miss out!

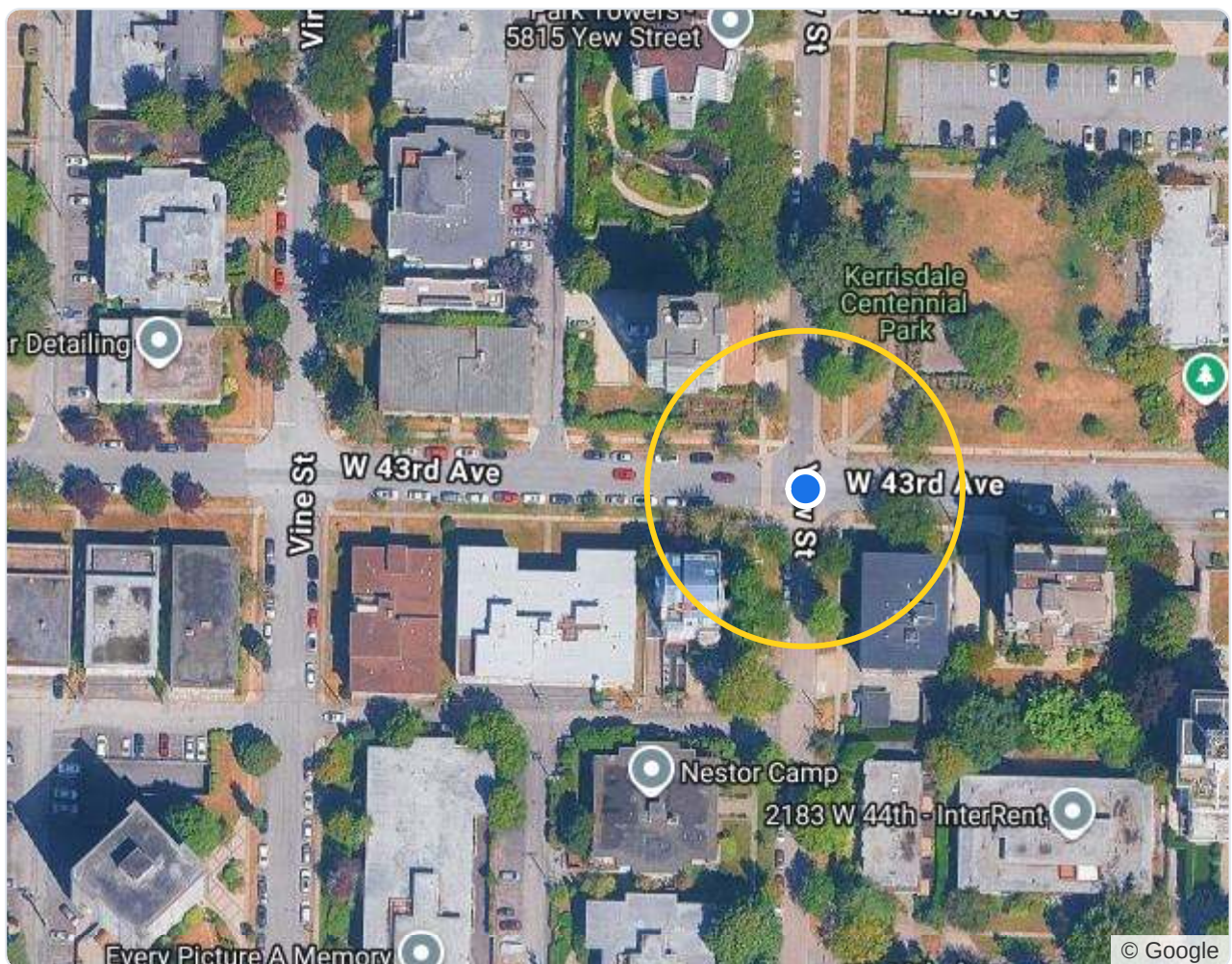
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ Taxes

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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