

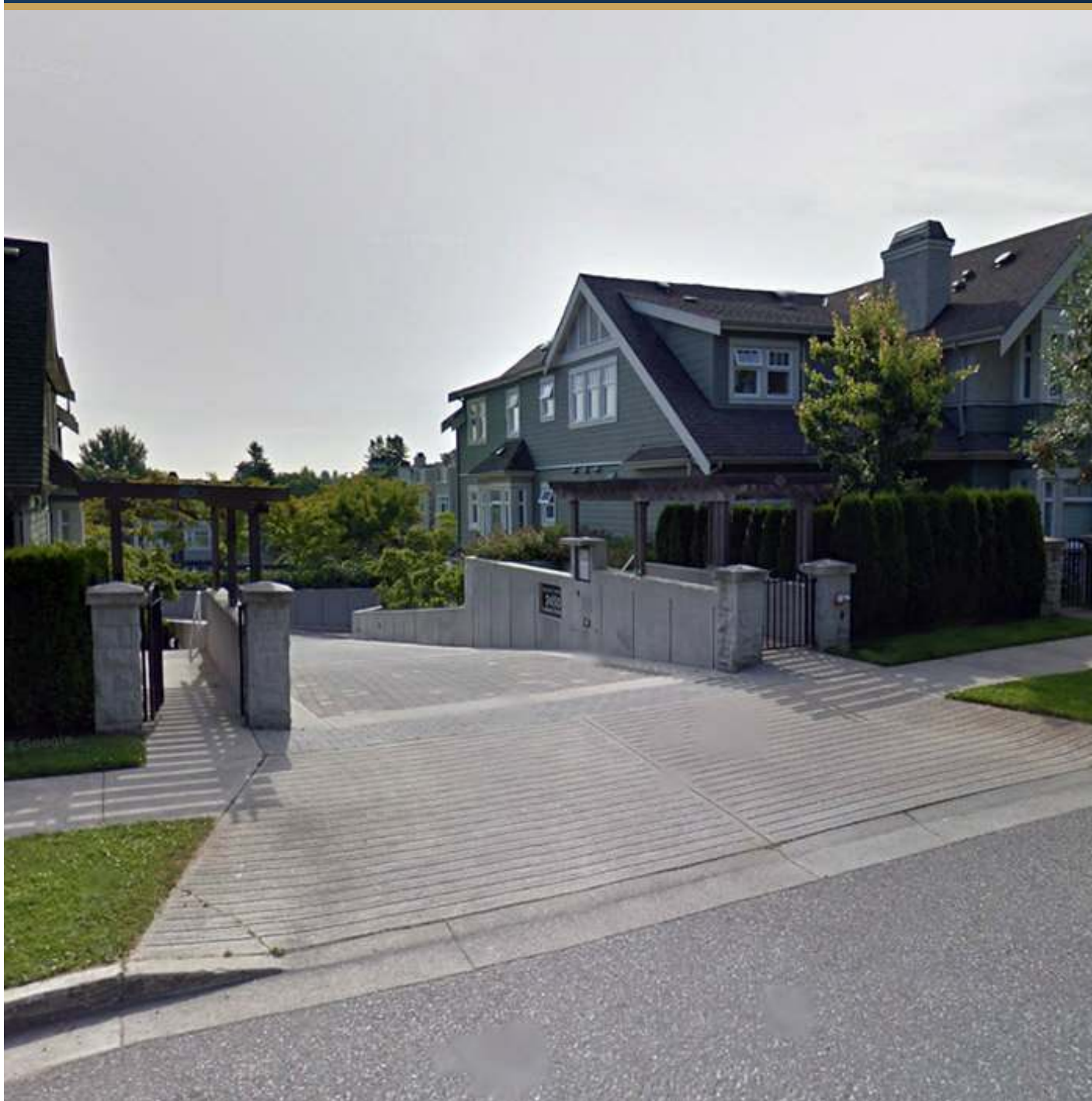
BUILDING BROCHURE

SASAMAT GARDENS

4475 WEST 9th Ave. · Vancouver, BC V6R 2C9 · Point Grey



Scan to view online



4 SOLD · 12 MO
\$1,675,000–\$2,310,000



Unit Mix

2 Bedroom

6 units
1,194 – 1,556 sf
from \$1,385,000

3 Bedroom

9 units
1,381 – 2,470 sf
from \$1,675,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,708,000	2 / 3ba	1556 sf	\$1,098	2026-08-17
\$1,675,000	3 / 3ba	1381 sf	\$1,213	2026-06-08
\$2,310,000	3 / 2ba	1749 sf	\$1,321	2026-05-23
\$1,708,000	2 / 3ba	1554 sf	\$1,099	2026-04-13

YEAR BUILT 2006	LEVELS 3	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Nonstrata	STRATA PLAN BCS1625	MANAGEMENT Confidential

Overview

Sasamat Gardens - 4475 West 9TH Avenue, Vancouver, BC V6R 2C9, Canada. Strata plan number BCS1625. Crossroads are Sasamat Street and Trimble Street. Built in 2006. Sasamat Gardens features an amazing garden courtyard common area. Amenities includes Club House, Recreation facility and Exercise Centre. Nearby parks include Trimble Park, Westmount Park and Locarno Park. Nearby schools include Nearby schools include Queen Mary Elementary School, West Point Grey Academy, Our Lady of Perpetual Help School and Queen Elizabeth Elementary School The closest grocery stores are Safeway, Kins Farm Market and Buy-Low Foods. Nearby coffee shops include Lillypad Cafe The, Bean Around The World Coffees and Brown Dog Cafe. Nearby restaurants include Provence Mediterranean Grill, Sasamat Japanese Restaurant and Hime Sushi Restaurant. Maintenance fees includes Caretaker, Gardening, Garbage Pickup, Management and Recreation Facility.

Other buildings in complex are 4446 West 8TH, 4448 West 8TH, 4450 W 8TH AV, 4452 W 8TH AV, 4454 W 8TH AV, 4460 W 8TH AV, 4462 W 8TH AV, 4464 W 8TH AV, 4466 W 8TH AV, 4468 W 8TH AV, 4470 W 8TH AV, 4472 W 8TH AV, 4474 W 8TH AV, 4490 W 8TH AV, 4445 W 9TH AV, 4447 W 9TH AV, 4451 W 9TH AV, 4453 W 9TH AV, 4455 W 9TH AV, 4461 W 9TH AV, 4463 W 9TH AV, 4465 W 9TH AV, 4467 W 9TH AV, 4469 W 9TH AV, 4471 W 9TH AV, 4473 W 9TH AV, 4477 W 9TH AV, 4479 W 9TH AV, 4481 W 9TH AV, 4491 W 9TH AV, 2410 SASAMAT ST, 2412 SASAMAT ST, 2420 SASAMAT ST, 2422 SASAMAT ST, 2424 SASAMAT ST, 2460 SASAMAT ST, 2462 SASAMAT ST, 2464 SASAMAT ST, 2470 SASAMAT ST, 2472 SASAMAT ST.

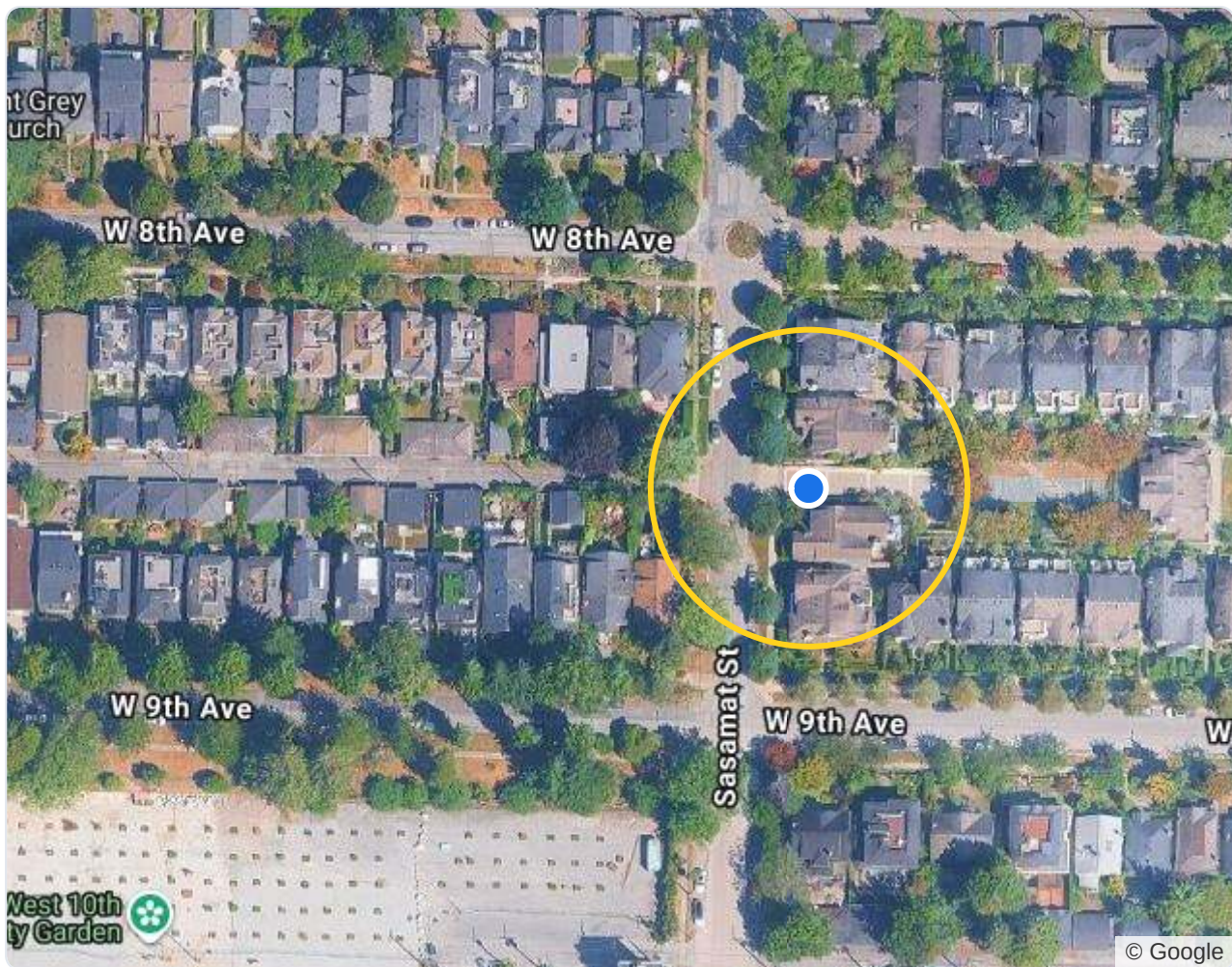
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | |

Location



Neighbourhood & Walkability — Point Grey

West Point Grey is an affluent residential neighbourhood West Point Grey is an affluent residential neighbourhood known for Jericho and Spanish Banks beach parks, which have mountain views and are popular for swimming and water sports. Casual bistros, creative sushi restaurants and high-end clothing boutiques line West 10th Avenue, the main commercial drag. Running close to the shore, the Seawall is a paved walking and biking path connecting the area with Downtown. (source: w...

Full Walk Score® at walkscore.com.



Les Twarog

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