

KINGSFORD COURT

488 WEST 40th Ave. · Vancouver, BC V5Y 2R4 · Cambie



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YEAR BUILT 1995	LEVELS 4	CONSTRUCTION Concrete	EXTERIOR Brick
TITLE TO LAND Freehold Strata	STRATA PLAN LMS1738	MANAGEMENT Confidential	

Overview

Kingsford Court - 488 West 40th Avenue, Vancouver, BC V5Y 2R4, Canada. Strata Plan LMS1738 - located in Cambie Village of Vancouver West, at the crossroads 488 West 40th Avenue and Cambie Street. Kingsford Court is walking distance to Starbucks Coffee, Oakridge Shopping Centre, Columbia Park, Van Horne Elementary, King David High School and Queen Elizabeth Park.

The bus stops near the complex and Oakridge, 41st Street Station is 2-minute walk away. Ember Hamber Secondary School, VanDusen Botanical Garden, Vancouver College, Sr William Osler Elementary School, Montgomery Park, Sir Winston Churchill Secondary School, Cambie Park, Langara College, Langara Golf Course are close to the complex. The restaurants in the neighbourhood are Samurai Sushi House, Himalaya and Shaughnessy. Downtown Vancouver only 10-minute drive from the complex, Vancouver Airport is 15-minute drive and Richmond is 25-minute drive away. Kingsford Court was built in 1995 with a concrete construction and brick exterior finishing. This complex consists of 33 condo units and 3 commercial units. This building offers an elevator, in-suite laundry and a storage.

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



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