

BUILDING BROCHURE

5955 BALSAM

5955 Balsam St. · Vancouver, BC V6M 0A1 · Kerrisdale



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1 FOR SALE
FROM \$2,890,000

2 SOLD · 12 MO
\$1,930,000–\$2,050,000


12-MO SOLD TREND
36.7

Unit Mix

2 Bedroom

4 units
1,206 – 2,419 sf
from \$1,500,000

3 Bedroom

6 units
1,508 – 2,060 sf
from \$1,800,000

For Sale in 5955 Balsam & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,890,000	3 / 3	2060 sf	\$1,403	1003 5955 BALSAM STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,050,000	3 / 3ba	1529 sf	\$1,341	2026-05-16
\$1,930,000	3 / 3ba	1552 sf	\$1,244	2025-11-30
\$1,510,000	2 / 2ba	1235 sf	\$1,223	2024-09-17
\$4,400,000	2 / 3ba	2419 sf	\$1,819	2024-07-08

Value & Financing

Price Positioning

\$1403 /sq ft

Active listings here average \$1403/sf vs \$1168/sf across Kerrisdale.

20% above area average

Mortgage Snapshot

\$13,841 /mo

Entry price (from) \$2,890,000

20% down payment \$578,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2008	LEVELS 12	SUITES 41	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3111	DEVELOPER Grosvenor Americas
ARCHITECT Ibi/hb Architects		MANAGEMENT Bosa Development	

Overview

5955 Balsam - 5955 Balsam Street, Vancouver, BC V6M 0A1, BCS3111 - Located at the corner of 43rd Avenue and Balsam Street in Kerrisdale, a desirable subarea of Vancouver West. A premier address with an excellent location, the Kerrisdale 5955 Balsam Street condos are in close proximity to local transportation hubs and major thoroughfares so that getting in and out of the neighbourhood is convenient and quick. The notable landmarks around this condo tower are Elm Park, Kerrisdale Arena, Library and Kerrisdale Community Centre, McCleery Golf Course and of course famous Kerrisdale shopping corridor, outdoor cafes and grocery stores. Schools nearby are Point Grey Secondary and Maple Grove Elementary.

Built by Grosvenor in 2008. The 12-story luxury residential development features a modern design with spacious one-level homes. All residences feature high ceilings, large windows and generously sized balconies, air-conditioning and in-suite laundry. 5955 Balsam is surrounded by innovative landscaping by award-winning landscape architects Phillips Farvaag Smallerberg.

5955 Balsam comprises 41 condominium homes including:

- Three units on the ground floor, each measuring 1,200-2,200 ft²
- Four units on floors two through nine, each measuring 1,200-1,500 ft²
- Three units on floors 10 and 11, each measuring 1,700-2,000 ft²
- Two sub-penthouses, each measuring 2,400 ft²
- Two 2,400 ft² penthouses, each with a 2,300 ft² private rooftop deck

Complex amenities include bike room, elevator, private garage and storage. Maintenance fees include garbage pickup, gardening, hot water and management. You will love to own.

Amenities & Features

✓ None

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ 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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