

BUILDING BROCHURE

KERRISDALE CREST

2296 WEST 39th Ave. · Vancouver, BC V6M 1T9 · Kerrisdale



2 FOR SALE
FROM \$585,000

Unit Mix

2 Bedroom

2 units
1,040 – 1,041 sf
from \$585,000

For Sale in Kerrisdale Crest & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$589,000	2 / 2	1040 sf	\$566	8 2296 W 39TH AVENUE
\$585,000	2 / 1	1041 sf	\$562	10 2296 W 39TH AVENUE

Value & Financing

Price Positioning

\$564 /sq ft

Active listings here average **\$564/sf** vs **\$1194/sf** across Kerrisdale.

53% below area average

Mortgage Snapshot

\$2,802 /mo

Entry price (from)	\$585,000
20% down payment	\$117,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1952	LEVELS 2	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP4285	MANAGEMENT Confidential

Overview

Kerrisdale Crest - 2296 West 39th Avenue, Vancouver, BC V6M 1T9 - Located West 39th Avenue in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. The notable landmarks around this complex are Kerrisdale Park, Elm 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.

Kerrisdale Crest is close to Point Grey Secondary and Quilchena Elementary Schools, Bumblebee Pre-School Society 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.

Kerrisdale Crest is a two level complex built in 1952. Its 10 large and well configured suites featuring hardwood floors, floor-to-ceiling tiling in bathrooms and full size lockers. Complex numerous renovations include: replaced piping, hot and cold lines with shut offs in 1995; tar and gravel roof in 1999; painted halls in 2006; new hot water tank, new IBC heating system in 2007; new hall carpets, new exterior concrete plates (2/3 of building) in 2008; painted exterior and replaced windows in 2009. Complex offers secured parking, guest suite and shared laundry. Maintenance fees include caretaker, gardening, heat, hot water and management. Don't miss out on this fabulous opportunity!

Amenities & Features

- | | |
|---------------|------------------|
| ✓ Guest Suite | ✓ Shared Laundry |
|---------------|------------------|

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ 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.



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call