

BUILDING BROCHURE

MANOR GARDENS - 2320 40TH BUILDING

2320 WEST 40th Ave. · Vancouver, BC V6M 4H6 · Kerrisdale



Scan to view online



4 SOLD · 12 MO
\$599,000–\$769,000



Unit Mix

1 Bedroom 11 units 594 – 958 sf from \$485,000	2 Bedroom 14 units 866 – 1,220 sf from \$600,000	3 Bedroom 3 units 1,269 – 1,629 sf from \$920,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$733,000	2 / 2ba	908 sf	\$807	2026-04-10
\$619,000	2 / 1ba	880 sf	\$703	2026-03-17
\$769,000	1 / 2ba	958 sf	\$803	2026-02-15
\$599,000	1 / 1ba	723 sf	\$828	2026-01-30

YEAR BUILT 1979	LEVELS 5	SUITES 65	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS597	

Overview

Manor Gardens - 2320 West 40th Avenue, Vancouver, BC V6M 1W7, VAS597 - Located on cul-de-sac of West 40th 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 Manor Gardens 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.

Manor Gardens 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.

Manor Gardens is a 5 level heritage style brick complex built in 1979. It consists of 65 units featuring vaulted ceiling with a skylight in the living room, open kitchen and dining room, gas fireplace, in-suite laundry, loads of closet space, balcony and private fenced yard for ground floor units. Complex amenities include elevator, storage locker, parking and garden. Plumbing was

completely redone in 2009. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Heat
- ✓ 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...

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