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204 2409 W 43 AVENUE, Vancouver West, BC, V6M 2E6, Canada

MLS®# R2504774



Property Value	\$429,000
Type	Apartment/Condo
Style	Inside Unit
Year Built	1964
Living Area	653 sq.ft.
Bedroom	1
Bathroom	1 full

Description

BALSAM COURT- One of Kerrisdale's finest concrete Co-op buildings! This bright, spacious 1 bed/1 bath East-facing suite features lrg principal rooms, updated kitchen & bath & spacious balcony overlooking beautiful gardens & trees. Free shared laundry on each floor, storage locker, common rooftop view deck & outdoor pool complete the package. Very well-maintained building w/ recent re-piping completion, elevator restoration, parkade membrane replacement over S & part N parkade, new boiler, common area painting & new roof this Fall. Conveniently located within walking distance to great shops, restaurants, community centre, parks & transit. Maintenance fee includes taxes, heat, hot water, gardening & mgmt. Min 35% downpayment. No pets, no rentals, no smoking, adult-oriented building age 19+.



