

RESIDENT EXPERTS

ENGEL&VÖLKERS®



Discover the Charm of Balsam House

503-5350 BALSAM STREET | VANCOUVER, BC



Reasons We Love This Location

- Save-On Foods: 5 minute drive
- Bufala Restaurant: 7 minute walk
- VanDusen Botanical Garden: 7 minute drive
- White Spot: 8 minute walk
- Cafe Artigiano: 9 minute walk
- Secret Garden Tea Company: 9 minute walk
- Kerrisdale Pharmacy: 9 minute walk
- Buchan's Stationery: 9 minute walk
- Hill's of Kerrisdale: 10 minute walk
- Thomas Hobbs Florist: 10 minute walk
- Honolulu Coffee: 11 minute walk
- Kerrisdale Community Centre: 11 minute walk
- Kerrisdale Pool: 13 minute walk



2 Bed & 2 Bath in The Heart of Kerrisdale

Offered at:
\$798,000

Indoor Living:
880 sq.ft.

Maintenance Fee:
\$764.13

Bedrooms:
2

Bathrooms:
2

Parking + Storage:
1 Parking (EV install possible)
1 Storage Locker

2024 Taxes:
\$1,932.28

Pets & Rentals:
No Pets (Service Pets Allowed)
Rentals Allowed (Min 30 days)

Neighbourhood:
Kerrisdale

Welcome to Balsam House, a gem in the heart of Kerrisdale. This bright SE corner unit offers plenty of natural light, sitting on a quiet tree-lined street. Enjoy your peek-a-boo views of downtown Vancouver and the North Shore mountains—perfect for morning coffee on the patio. This beautifully renovated 2-bed & 2-bath home spans 880 sqft, perfectly blending style and functionality. The expansive primary bedroom comfortably accommodates a king-sized bed, providing a peaceful retreat. The second bedroom is the perfect space for a home office, or additional room offering flexibility to your lifestyle. The home boasts beautiful updates, including wide plank oak hardwood flooring, modern kitchen with stainless steel appliances, and custom California Closets throughout offering ample storage space. A well-maintained concrete building offers a sense of community & privacy with only 4 suites per floor. A walker's dream—just 10 minutes to essential conveniences, parks, and diverse shopping and dining along West Blvd and 41st Ave. Comes with 1 parking (EV installation possible), 1 storage locker and free shared laundry on each floor (only 4 suites per floor). No pets, but rentals allowed (30-day minimum). Don't miss out on this bright, beautifully updated Kerrisdale home—schedule your viewing today!



2 BEDROOMS + 2 BATHROOMS

TOTAL INTERIOR: 880 SQ.FT.

COVERED BALCONY: 55 SQ.FT.

CEILING HEIGHT: 8'-0"



Scan QR code for
4K Matterport virtual tour

* Measurements are approximate, buyer to verify measurements if deemed important.



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