



Presented by:
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Royal LePage Elite West
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Active
R3056201
Board: V
Apartment/Condo

1606 2220 KINGSWAY

Vancouver East
Victoria VE
V5N 2T7

Residential Attached

\$599,900 (LP)
(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **030-606-837**
View: **Yes :SFU & CITY SKYLINE**
Complex / Subdiv: **KENSINGTON GARDENS**
First Nation
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$599,900**
Approx. Year Built: **2018**
Age: **7**
Zoning: **CD-1**
Gross Taxes: **\$1,768.06**
For Tax Year: **2025**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 373, PLAN EPS5134, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **582**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **582 sq. ft.**
Unfinished Floor: **0**
Grand Total: **582 sq. ft.**

Units in Development: **398**
Exposure: **East**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Maint Fee: **\$446.93**
Maint Fee Includes: **Garbage Pickup, Management, Snow removal**

Tot Units in Strata: Locker: **No**
Storeys in Building: **14**
Mgmt. Co's #: **604-683-8933**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Foyer	7'5 x 3'10
Main	Kitchen	7'3 x 8'1
Main	Dining Room	9'3 x 6'6
Main	Living Room	9'3 x 9'3
Main	Primary Bedroom	9'0 x 10'0
Main	Den	4'8 x 9'7
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2			
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Elite West**

Royal LePage Elite West

Welcome to Kensington Gardens by Westbank—a modern 1 bed, 1 bath home featuring engineered oak flooring, floor-to-ceiling windows, and central A/C. The gourmet kitchen is equipped with Nobilia cabinetry, Miele gas cooktop, and premium integrated appliances, while the spa-inspired bath showcases quartz finishes and Duravit fixtures by Philippe Starck. Resort-style amenities include an outdoor pool, hot tub, sauna, gym, BBQ courtyard, and elegant party rooms. Set in a vibrant community with T&T, shops, cafés, banks, and restaurants at your doorstep, plus parks, schools, and SkyTrain just minutes away. Live in one of Vancouver's most connected neighbourhoods—where luxury, convenience, and lifestyle meet. 1 parking included. Open House Sat (11) & Sun (12) from 2-4PM