

BUILDING BROCHURE

GLENWOOD PLACE - 1171 PIPELINE BUILDING

1171 Pipeline Rd. · Coquitlam, BC V3B 4R9 · New Horizons



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1 FOR SALE
FROM \$489,000

3 SOLD · 12 MO
\$458,000-\$489,900

12-MO SOLD TREND
-7.2

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

17 units
822 – 933 sf
from \$409,000

For Sale in Glenwood Place - 1171 Pipeline Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$489,000	2 / 2	925 sf	\$529	305 1167 PIPELINE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$489,900	2 / 2ba	912 sf	\$537	2026-05-28
\$460,000	2 / 2ba	924 sf	\$498	2026-05-08
\$458,000	2 / 1ba	848 sf	\$540	2025-12-11
\$520,000	2 / 1ba	833 sf	\$624	2024-11-26

Value & Financing

Price Positioning

\$529 /sq ft

Active listings here average \$529/sf vs \$705/sf across New Horizons.

25% below area average

Mortgage Snapshot

\$2,342 /mo

Entry price (from) \$489,000

20% down payment \$97,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3425	

Overview

Glenwood Place at 1171 Pipeline Road, Coquitlam, BC V3B 4R9, NWS3425. Nestled in a quiet tree-lined street right across a park in Coquitlam's Town Center neighborhood. Close to all

amenities with walking distance to the Town Center Park, Lafarge Lake, Coquitlam Center, Save-On-Foods, Coquitlam Aquatic Center, all level of schools including Douglas College, public library, restaurants, coffee shops, transportation and the West Coast Express for easy commute to Downtown Vancouver. Glenwood Place is a two building complex located at 1167 Pipeline Road with 24 units and 1171 Pipeline Road with 30 units built in 1992. This solid, problem free building has been upgraded with a new roof, new fence and new boilers for your peace of mind. Features include an elevator, beautiful courtyard, swirlpool/hot tub, sauna/steam room, bike room, in-suite laundry, storage locker and underground parking. Enjoy solitude along with a view of the mountains in your private covered balcony and great family gatherings and barbecues in your spacious fenced backyard. You will love the cozy gas fireplace for those cold winter nights. This beautiful complex is wheelchair accessible as well. With the fantastic location and great neighborhood, you definitely couldn't ask for more!

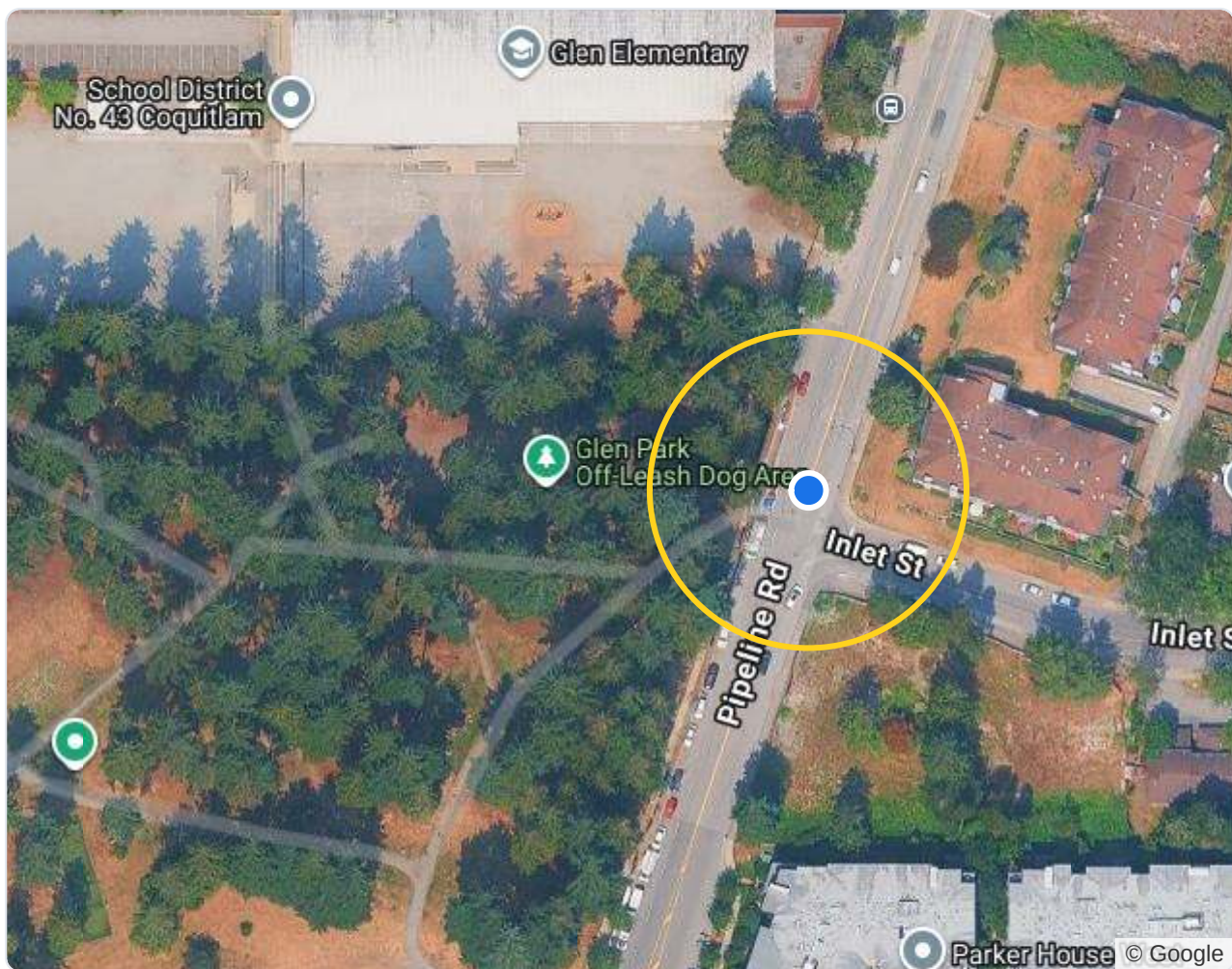
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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