

BUILDING BROCHURE

MADISON GARDENS

1203 Madison Ave. · Burnaby, BC V5C 6R9 · Willingdon Heights



Scan to view online



1 FOR SALE
FROM \$1,024,000

3 SOLD · 12 MO
\$875,000–\$1,145,000

12-MO SOLD TREND
-2.8

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



Unit Mix

2 Bedroom

5 units
1,083 – 1,095 sf
from \$800,200

3 Bedroom

4 units
1,191 – 1,233 sf
from \$949,000

For Sale in Madison Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,024,000	3 / 3	1210 sf	\$846	7 1203 MADISON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$875,000	2 / 2ba	1093 sf	\$801	2026-07-09
\$970,000	3 / 3ba	1191 sf	\$814	2026-07-02
\$1,145,000	3 / 3ba	1213 sf	\$944	2025-09-08
\$1,120,000	2 / 2ba	1083 sf	\$1,034	2025-01-21

Value & Financing

Price Positioning

\$846 /sq ft

Active listings here average **\$846/sf** vs **\$939/sf** across Willingdon Heights.

10% below area average

Mortgage Snapshot

\$4,904 /mo

Entry price (from) **\$1,024,000**

20% down payment **\$204,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2000	LEVELS 3	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4302	MANAGEMENT Sandra Idema

Overview

Madison Gardens - 1203 Madison Ave, Burnaby BC, V5C 6R9, LMS4302 - Located at Madison Avenue and Williams Street in the heart of Willingdon Heights. This unique townhouse complex

offers 29 one and two storey homes alongside 5 retail spaces. Completed in 2001 by Listraor Residential Real Estate Development Company, who are known for specializing in quality townhomes within the lower mainland. This complex is professionally managed and maintained. This is a central location that is close to Brentwood mall, Gilmore SkyTrain Station, Lougheed Highway, restaurants, schools, playgrounds and parks. Each home is equipped with advanced Rainscreen Technology, the latest Hot Water Efficient systems, large individual rooftop decks that offer beautiful panoramic views of the city and Northshore mountains and spacious patios with a private yard for outdoor space to enjoy with family and friends. Townhomes include stainless appliances, granite countertops, real maplewood cabinets, gas fireplaces, secure parking, in-suite storage and lockers.

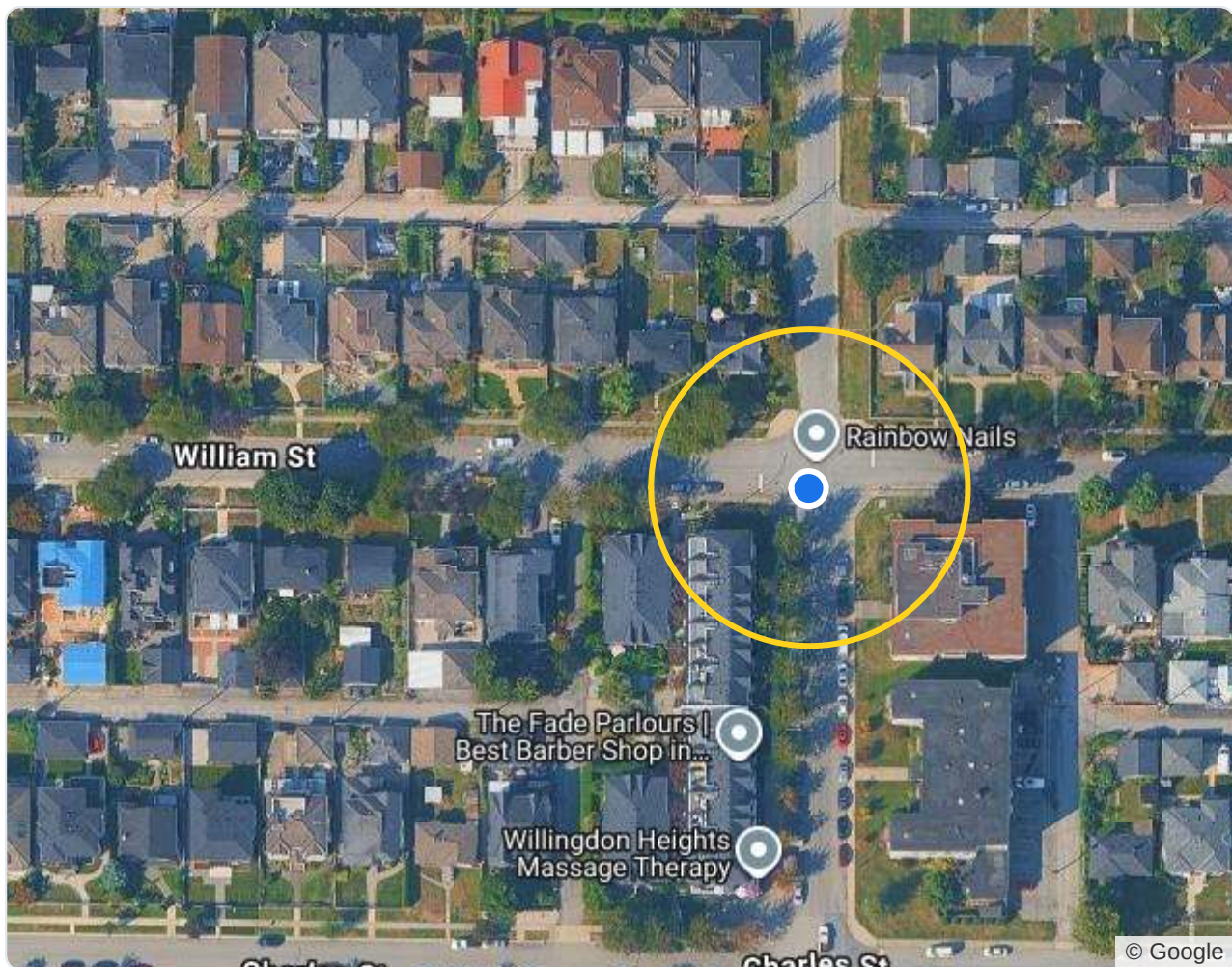
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ In Suite Laundry | ✓ Storage |
|--------------------|-----------|

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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