

BUILDING BROCHURE

CLIFF DRIVE

1250 55 St. · Tsawwassen, BC V4M 3K3 · Cliff Drive



Scan to view online



2 FOR SALE
FROM \$624,900

2 SOLD · 12 MO
\$655,000–\$715,000



Unit Mix

2 Bedroom

6 units
1,305 – 1,432 sf
from \$575,000

For Sale in Cliff Drive & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$685,000	2 / 2	1305 sf	\$525	204 1250 55 STREET
\$624,900	2 / 2	1337 sf	\$467	104 1250 55 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$655,000	2 / 2ba	1432 sf	\$457	2026-08-03
\$715,000	2 / 2ba	1360 sf	\$526	2025-11-09
\$698,900	2 / 2ba	1329 sf	\$526	2022-06-15
\$575,000	2 / 2ba	1341 sf	\$429	2021-01-20

Value & Financing

Price Positioning

\$496 /sq ft

Active listings here average **\$496/sf** vs **\$720/sf** across Cliff Drive.

31% below area average

Mortgage Snapshot

\$2,993 /mo

Entry price (from) **\$624,900**

20% down payment **\$124,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1996

LEVELS
2

SUITES
13

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS2491

Overview

Cliff Drive - 1250 55th Street, Delta, BC V4M 3K3, Canada. Strata Plan LMS2491.

Crossroads are 55th Street and Malvern Place located in Delta. This development is 2 storeys with 13 units. Maintenance fees include gardening and hot water.

Nearby Schools are Cliff Drive Elementary School, South Delta Secondary School, South Pointe Academy, Delta School District, Blaine School District, Delta Christian School, Delta Manor Education Centre, Blaine Elementary School, Eaton Cognitive Improvement Centre, Hugh McRoberts Secondary School and Magnussen School. Supermarkets and Grocery Stores nearby are Thrifty Foods, Safeway Trenant Park, Safeway Broadmoor, Howes Market, White Rock Supermarket Ltd., Safeway Blundell and Greenway Supermarket Inc. Nearby parks include Dennison Park, Boundary Bay Regional Park and Pebble Hill Park. Short drive South Delta and Tsawwassen Heights.

Amenities & Features

- ✓ Elevator
- ✓ Workshop Attached
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

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