

BUILDING BROCHURE

THE KENNEDY - 1252 TOWN CENTRE BUILDING

1252 Town Centre Blvd. · Coquitlam, BC V3B 7R7 · Canyon Springs



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4 FOR SALE
FROM \$419,900

6 SOLD · 12 MO
\$430,000-\$640,000

12-MO SOLD TREND
13.7

Unit Mix

1 Bedroom

27 units
657 – 878 sf
from \$395,000

2 Bedroom

13 units
755 – 1,013 sf
from \$429,000

For Sale in The Kennedy - 1252 Town Centre Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$638,000	2 / 2	957 sf	\$667	214 1242 TOWN CENTRE BOULEVARD
\$595,000	2 / 2	960 sf	\$620	204 1242 TOWN CENTRE BOULEVARD
\$459,000	1 / 1	666 sf	\$689	230 1252 TOWN CENTRE BOULEVARD
\$419,900	1 / 1	690 sf	\$609	333 1252 TOWN CENTRE BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$580,000	2 / 2ba	951 sf	\$610	2026-06-05
\$430,000	1 / 1ba	674 sf	\$638	2026-04-06
\$440,000	1 / 1ba	685 sf	\$642	2026-03-16
\$525,000	1 / 1ba	878 sf	\$598	2026-01-23

Value & Financing

Price Positioning

\$646 /sq ft

Active listings here average **\$646/sf** vs **\$696/sf** across Canyon Springs.

7% below area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 4	SUITES 135	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2298	MANAGEMENT Associa

Overview

Kennedy - 1252 Town Centre Boulevard, Coquitlam, BC V3B 7R7, LMS2298 - located in Canyon Springs, near the crossroads Town Centre Boulevard and Pinetree Way. The Kennedy is just steps from Douglas College, Aquatic Centre with its Cafe, Pinetree Secondary School and Walton Elementary School. Lafrage Lake, Coquitlam Public Library, Coquitlam Centre, Starbucks Coffee, Save-on-Foods, Gleneagle Secondary School, Eagle Ridge Tennis Courts, Eagle Ridge Outdoor Pool and Scott Creek Middle School are within minutes from the complex. The restaurants in the neighbourhood are Tim Hortons, Freshslice Pizza, Keg Steakhouse & Bar, Sui Sha Ya Japanese, Taco Bell, Kam Ding Seafood, Pho Hoa, White Spot and Boston Pizza. The bus stops at your door and Coquitlam Central Trainbus Station is just minutes away. The Kennedy was built in 1996 with a frame-wood construction and vinyl exterior finishing. This complex consists of two building at 1242 Town Center Blvd and 1252 Town Center Blvd that offer the convenience of central city living combined with the serenity of living within steps to all types of nature. Bordering the Hoy Creek Trail and Salmon hatcheries, as well as the Coquitlam recreation centre, this location allows for many opportunities to get active. There are 135 units in development and in strata. This four-level building has full rain screen. The Kennedy offers wheelchair access, an exercise room, lovely lobbies, a playground, secure underground parking and a central courtyard that will surely impress your guests. Most homes feature spacious rooms, gas fireplaces, large patios, balconies, storage lockers, laminate floors and vaulted ceilings.

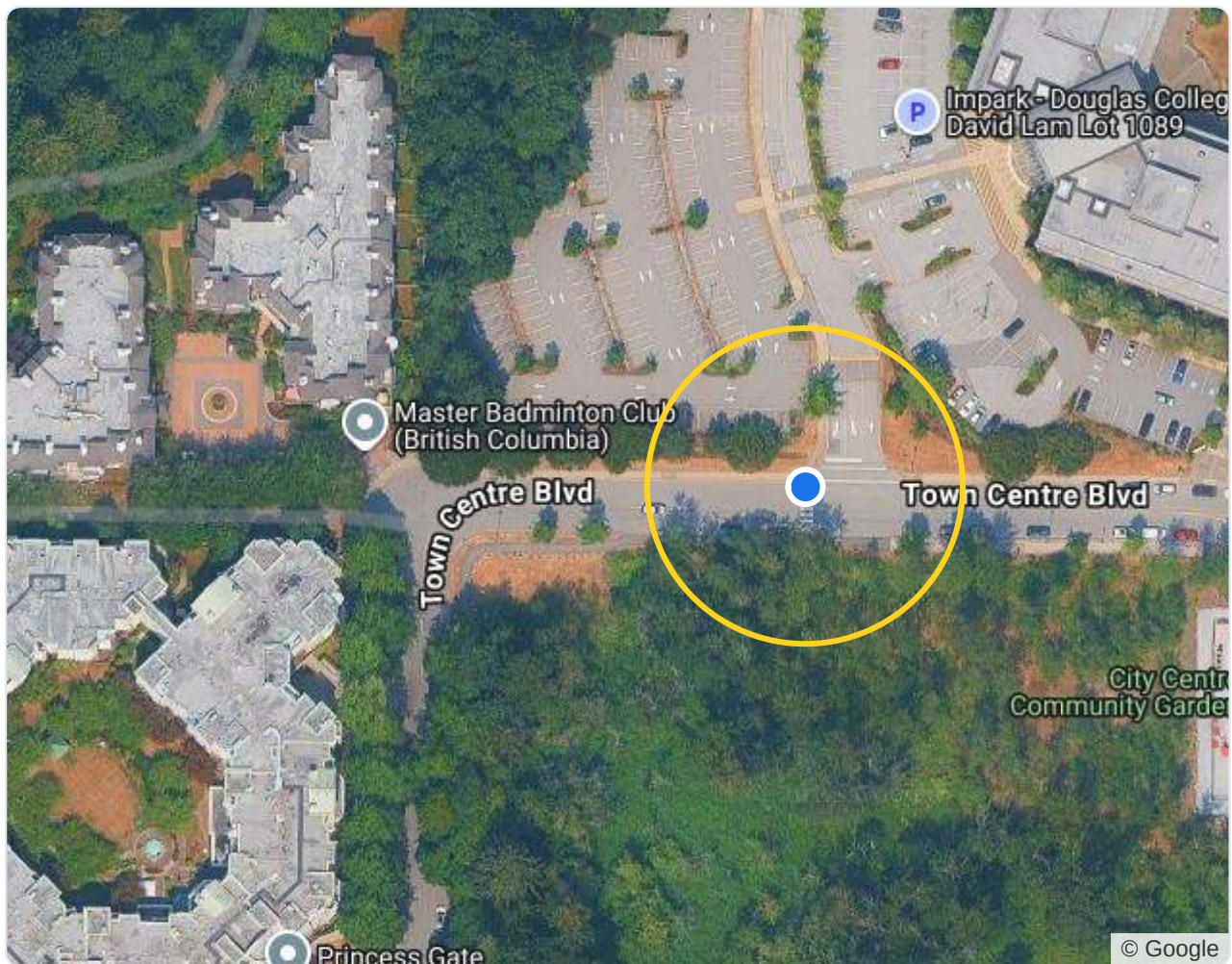
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

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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