

BUILDING BROCHURE

COQUITLAM PLACE

1948 Coquitlam Ave. · Port Coquitlam, BC V3B 1J3 · Glenwood PQ



Scan to view online



2 FOR SALE
FROM \$290,000

2 SOLD · 12 MO
\$280,000–\$312,000

12-MO SOLD TREND
-16

Unit Mix

1 Bedroom

20 units
512 – 616 sf
from \$180,000

2 Bedroom

5 units
716 – 735 sf
from \$235,000

For Sale in Coquitlam Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$358,800	1 / 1	527 sf	\$681	201 1948 COQUITLAM AVENUE
\$290,000	1 / 1	546 sf	\$531	304 1948 COQUITLAM AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$280,000	1 / 1ba	527 sf	\$531	2026-03-20
\$312,000	1 / 1ba	558 sf	\$559	2026-01-19
\$400,000	2 / 1ba	735 sf	\$544	2025-01-13
\$395,000	1 / 1ba	512 sf	\$771	2024-04-15

Value & Financing

Price Positioning

\$606 /sq ft

Active listings here average \$606/sf vs \$701/sf across Glenwood PQ.

14% below area average

Mortgage Snapshot

\$1,389 /mo

Entry price (from) \$290,000

20% down payment \$58,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 3	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1795	

Overview

Coquitlam Place - 1948 Coquitlam Avenue, Port Coquitlam, BC V3B 1J3, Strata Plan Number NWS1795 - Located on Coquitlam Avenue and Oxford Street in the popular Glenwood area of Port Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around Coquitlam Place are Aggie Park, Hyde Creek Recreation Center, McLean Park, Blakeburn Park, Carnoustie Golf Club and PoCo Trail. Direct access to Lougheed Hwy and West Coast Express allows for an easy commute to surrounding destinations including Vancouver, Coquitlam and Pitt Meadows.

Coquitlam Place is close to Kwayhqitlum Middle, Birchland Elementary and James Park Elementary Schools, Cole Des Pionniers, Poco Happy Times Preschool, Honey Bee's Child Care Center and wide variety of restaurants including Ginza Japanese Restaurant, Domino's Pizza, Dinakis Mediterranean Grill and many others. Just steps to Oxford Market, minutes to Costco.

Coquitlam Place is a three level complex built in 1982. It consists of 32 units featuring open-concept living room, vaulted ceilings, walk-in closet, fireplace, balcony or patio for ground floor units, storage locker and parking. Maintenance fees include garbage pickup, gardening, hot water and management. Don't miss your opportunity to own this amazing home.

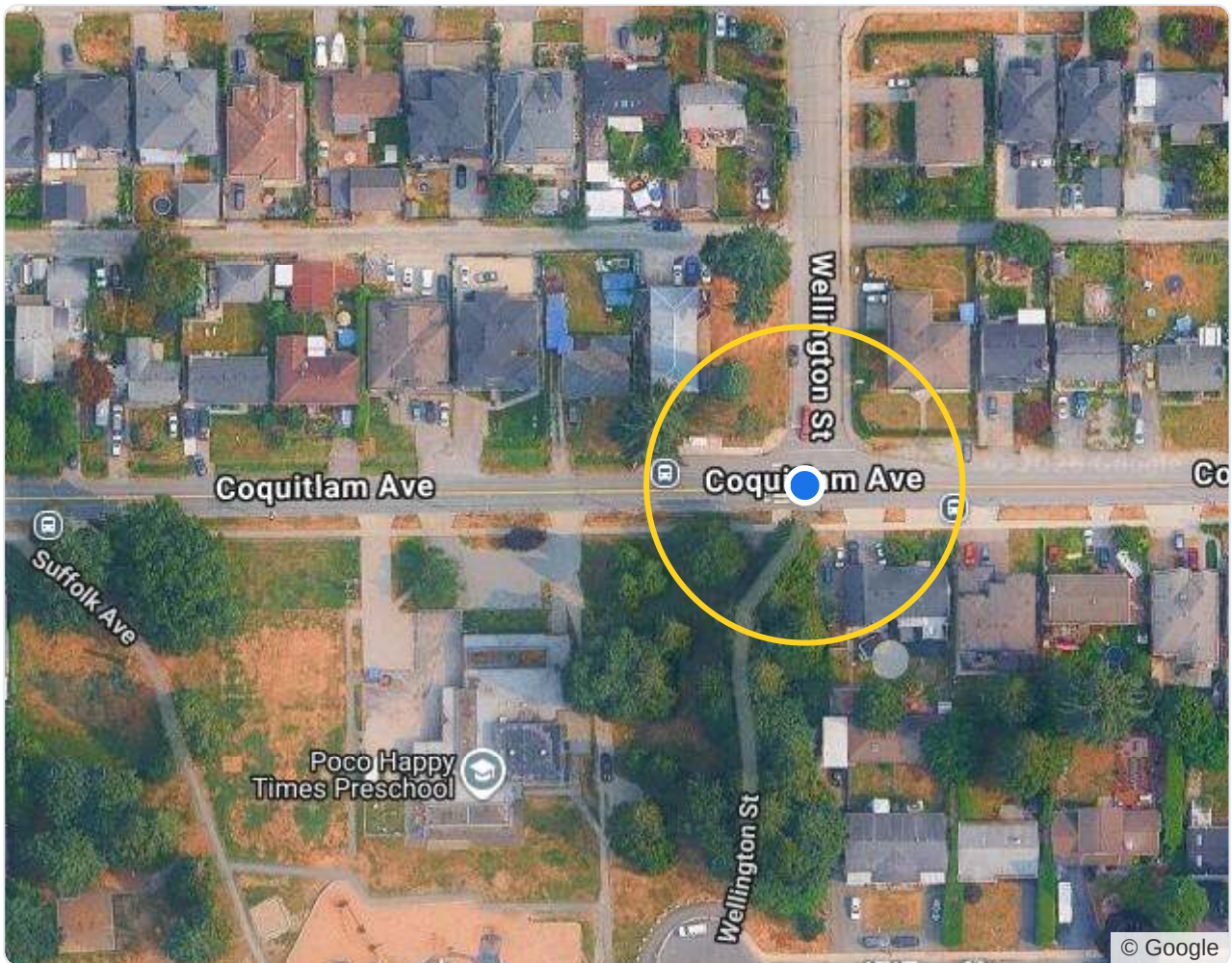
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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