

MARQUEE

19752 55A Ave. · Langley, BC V3A 3X2 · Langley City



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2 FOR SALE
FROM \$728,000

12-MO SOLD TREND
-15.8

Unit Mix

2 Bedroom

4 units

1,140 – 1,510 sf

from \$500,000

3 Bedroom

9 units

1,514 – 1,803 sf

from \$589,000

4 Bedroom

7 units

1,530 – 1,870 sf

from \$595,000

For Sale in Marquee & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,900	3 / 3	1514 sf	\$482	27 19752 55A AVENUE
\$728,000	3 / 3	1573 sf	\$463	4 19752 55A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	4 / 4ba	1870 sf	\$441	2025-05-26
\$740,000	2 / 3ba	1344 sf	\$551	2025-01-03
\$780,000	2 / 3ba	1510 sf	\$517	2024-10-20
\$840,000	4 / 3ba	1689 sf	\$497	2024-10-13

Value & Financing

Price Positioning

\$472 /sq ft

Active listings here average **\$472/sf** vs **\$583/sf** across Langley City.

19% below area average

Mortgage Snapshot

\$3,487 /mo

Entry price (from) **\$728,000**

20% down payment **\$145,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 3	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1969	DEVELOPER Alabaster
ARCHITECT F. Adab Architects Inc.		MANAGEMENT Homelife Advantage Realty Ltd.	

Overview

Marquee 19752 55A Avenue, Langley, V3A 3X2, 3 levels, 33 two and three bedroom townhomes ranging 1,177 1,501 square feet, crossing roads: 197th Street and 55A Ave, estimated completion in winter 2015.

Marquee by Valour Homes is 33 two and three bedroom townhome development consisting of 5 three storey building located in 19728, 19738, 19754, 19764 & 19770 55A Ave IN Downtown Langley.

Designed by award-winning F. ADAB Architects Inc., this limited collection of two and three bedroom townhomes showcases Craftsman-style architecture with rich colors, distinctive stone facades and wood trim accents. Contemporary interiors feature open plan layouts and gourmet

kitchens with granite counters, stainless steel appliances and warm laminate flooring. Private decks invite outdoor living and attached garages welcome residents of every home.

Marquee Living is just a short drive away from an extensive variety of shops, big box retailers, Willowbrook Mall, and boutique stores. In addition, Marquee are only 15 minutes away from Kwantlen Polytechnic and Trinity Western University. There's also quick and easy access to Highway 99 for trips north to Vancouver and south to the U.S. border within minutes.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Management

✓ Snow Removal

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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