

BUILDING BROCHURE

COVENTRY GATE

20350 54th Ave. · Langley, BC V3A 8J4 · Langley City



Scan to view online



2 FOR SALE
FROM \$399,000

1 SOLD · 12 MO
\$491,000–\$491,000



Unit Mix

1 Bedroom

4 units
614 – 643 sf
from \$253,000

2 Bedroom

14 units
864 – 1,075 sf
from \$360,000

3 Bedroom

3 units
958 – 1,045 sf
from \$380,000

For Sale in Coventry Gate & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,800	2 / 2	986 sf	\$456	204 20350 54 AVENUE
\$399,000	2 / 2	963 sf	\$414	209 20350 54 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$491,000	3 / 2ba	1045 sf	\$470	2025-10-13
\$370,000	1 / 1ba	643 sf	\$575	2025-06-11
\$490,000	2 / 2ba	986 sf	\$497	2025-04-30
\$520,000	3 / 2ba	1000 sf	\$520	2025-01-24

Value & Financing

Price Positioning

\$435 /sq ft

Active listings here average **\$435/sf** vs **\$578/sf** across Langley City.

25% below area average

Mortgage Snapshot

\$1,911 /mo

Entry price (from) **\$399,000**

20% down payment **\$79,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1993

LEVELS
4

SUITES
30

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS677

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

Coventry Gate - 20350 54 Avenue Langley, BC V3A 8J4, LMS677 - Located in the heart of Langley City on 54 Avenue and 203 Street. Coventry Gate is a low-rise building that offers four levels with 30 units built in 1993 that are professionally managed. This is a central location close to bus stops, IGA, Valley Centre, restaurants, shops, trails, Cascades Casino, Kwantlen Polytechnic University, HD Stafford Secondary, Simmonds Elementary, community centre, Newlands Golf and Country Club, parks, recreation and much more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature spacious living areas, in-suite laundry, cozy fireplaces and large balconies that are great for BBQ's and relaxing. Coventry Gate is a well maintained building with recent updates including full rainscreen and a roof replacement. This community offers an outdoor pool, steam room, tennis court, recreation centre and manicured greenspace. There is ample visitor parking, secured underground parking, storage lockers and bike storage. This is a sought after neighbourhood offering convenience and comfortable condo living - Live at Coventry Gate!

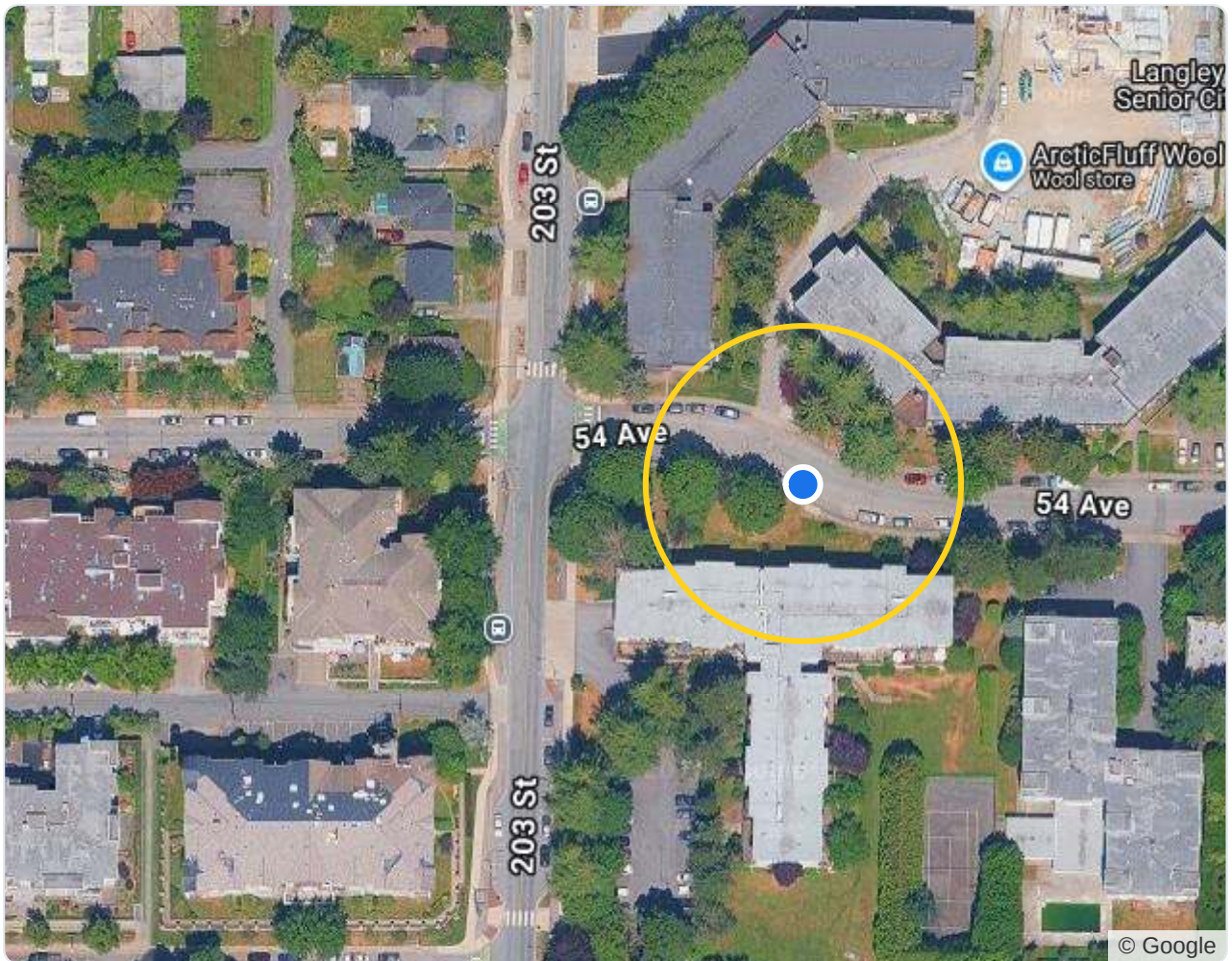
Amenities & Features

- ✓ Elevator
- ✓ Pool; Outdoor
- ✓ Tennis Court(s)
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call