

BUILDING BROCHURE

CASSOLA COURT

20680 56th Ave. · Langley, BC V3A 3Z1 · Langley City



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



1 FOR SALE
FROM \$499,900

1 SOLD · 12 MO
\$475,000–\$475,000



Unit Mix

2 Bedroom

17 units
1,141 – 1,474 sf
from \$390,000

For Sale in Cassola Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	1221 sf	\$409	103 20680 56 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$475,000	2 / 2ba	1246 sf	\$381	2025-12-12
\$510,000	2 / 2ba	1226 sf	\$416	2025-01-12
\$550,000	2 / 2ba	1407 sf	\$391	2024-12-24
\$535,000	2 / 2ba	1171 sf	\$457	2024-09-27

Value & Financing

Price Positioning

\$409 /sq ft

Active listings here average \$409/sf vs \$590/sf across Langley City.

31% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) \$499,900
20% down payment \$99,980
Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
1991

LEVELS
3

SUITES
48

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS3304

MANAGEMENT
**Nai Goddard &
Smith**

Overview

Cassola Court - 20680 56 Ave, Langley, BC V3A 7R8, Canada. Strata Plan NWS3304. Crossroads are 56 Avenue and Logan Avenue located in Langley. This development is 3 storeys with 48 units. Completed 1989. Maintenance fees includes garbage pickup, gardening, gas, management and recreation facility. Some Amenities/Features includes central courtyard, gazebo, insuite laundry, rainscreen system and shopping nearby.

Nearby Schools are R.E. Mountain Secondary School, Western Dog Grooming School, H.D. Stafford Middle School, Langley Forest School and Langley Fundamental Middle and Secondary School. Supermarkets and Grocry stores nearby are Safeway Supermarket, H-Mart Grocery, Buy-Low Foods and Michael's No Frills. Short drive to Langley Centre and Aldergrove.

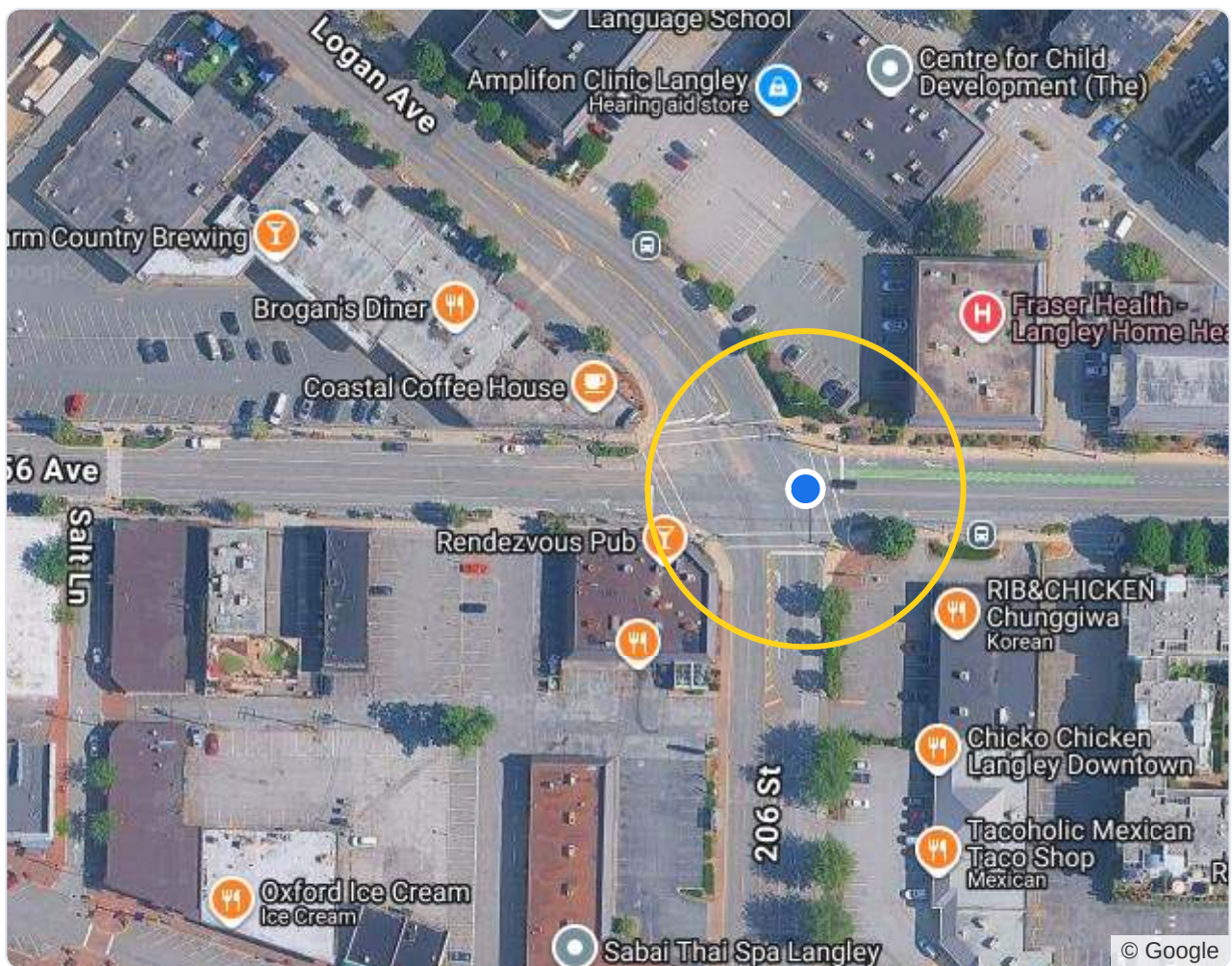
Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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