

BUILDING BROCHURE

# TALUSWOOD - 2250 NORDIC BUILDING

2250 Nordic Dr. · Whistler, BC V0N 1B2 · Whistler





**2** FOR SALE  
FROM \$1,199,000

**3** SOLD · 12 MO  
\$1,850,000–\$2,250,000



## Unit Mix

### 1 Bedroom

2 units  
667 – 732 sf  
from **\$1,215,000**

### 2 Bedroom

7 units  
715 – 1,560 sf  
from **\$1,199,000**

### 3 Bedroom

6 units  
1,517 – 1,667 sf  
from **\$1,780,000**

### 4 Bedroom

7 units  
2,245 – 2,380 sf  
from **\$2,165,000**

## For Sale in Taluswood - 2250 Nordic Building & Complex

2 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS      |
|--------------------|--------------|---------|---------|---------------------|
| <b>\$3,549,000</b> | 4 / 4        | 2380 sf | \$1,491 | 6 2240 NORDIC DRIVE |
| <b>\$1,199,000</b> | 2 / 1        | 715 sf  | \$1,677 | 5 2240 NORDIC DRIVE |

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$2,130,000</b> | 2 / 3ba | 1325 sf | \$1,608 | 2026-05-26 |
| <b>\$2,250,000</b> | 2 / 3ba | 1437 sf | \$1,566 | 2025-11-23 |
| <b>\$1,850,000</b> | 2 / 2ba | 915 sf  | \$2,022 | 2025-09-10 |
| <b>\$2,638,000</b> | 3 / 3ba | 1560 sf | \$1,691 | 2025-09-01 |

## Value & Financing

### Price Positioning

**\$1584** /sq ft

Active listings here average **\$1584/sf** vs **\$1317/sf** across Whistler.

**20% above area average**

### Mortgage Snapshot

**\$5,742** /mo

Entry price (from) **\$1,199,000**

20% down payment **\$239,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT  
**1995**

LEVELS  
**3**

CONSTRUCTION  
**Frame - Wood**

EXTERIOR  
**Wood**

## Overview

Taluswood - 2250 Nordic Dr, Whistler, BC V0N 1B2, Canada, strata plan LMS1795, Taluswood is a 3-level townhouse development. Completed 1995. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. Maintenance fees include garbage pickup, gardening, management, recreation facility.

Taluswood Nordic Estates, one of Whistler's most exclusive ski-in/out locations. Perched high on Whistler Mountain, it offers beautiful views and easy access to the Creekside Gondola and ski school. Quiet, peaceful, and private. Walk into your Whistler vacation townhome via your very own private entrance. Feel welcomed by 16 ft vaulted ceilings and heated tiled floor in entrance. The main floor is a open floor plan which includes: the living room with a wood-burning fireplace and sliding doors to a valley view deck, the dining room and open kitchen with 4 bar stools. One bedroom with queen bed and bathroom is also included on this floor. The second floor, upstairs, has a total of 2 bedrooms and 2 bathrooms. The Master Bedroom has an ensuite bathroom and queen bed . The third bedroom has a log bunk bed and can sleep 3. There is a third bathroom on this level. This floor has a back door leading to a private hot tub. You can actually ski right off the ski out to the tub! The private 2 car garage is heated and with a roll out carpet is perfect for gearing up. Highlights include: Incredible SKI-IN/OUT location to Whistler Creek Gondola, ski school meeting places & amenity conveniences! 1400 sq ft of living space -Sleeps up to 7 in 5 separate beds. 3 bedrooms and 3 bathrooms. Private hot tub & deck with gas BBQ. Private laundry facilities, ski/bike storage.

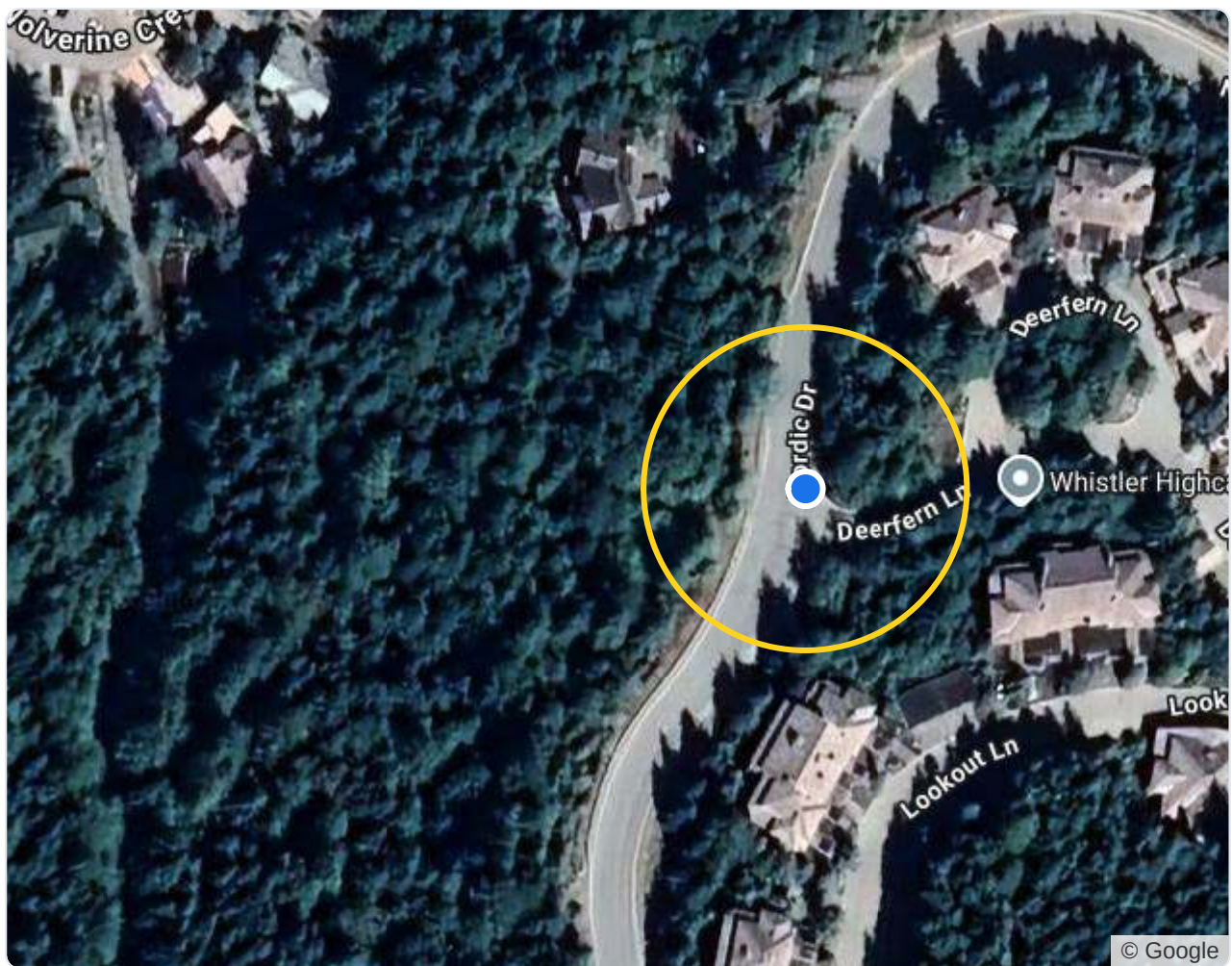
## Amenities & Features

- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub

## Maintenance Fees Include

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

## Location



## Neighbourhood & Walkability — Whistler

It's On: The Whistler Ski & Snowboard Season has Begun Ski and snowboard season is off to a bang in Whistler and we couldn't be happier about it. Whistler Mountain is now open and Blackcomb Mountain opened November 23. Combined the mountains offer over 8,100 acres of terrain, come up and enjoy the ultimate big mountain experience this winter. Real Estate Update Dwindling inventory, strong economic fundamentals in Greater Vancouver and across B.C., resurging consumer confi...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



**Les Twarog**

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