

BUILDING BROCHURE

ALAMEDA COURT - 2277 MCCALLUM BUILDING

2277 McCallum Rd. · Abbotsford, BC V2S 6H9 · Central Abbotsford



Scan to view online



4 FOR SALE
FROM \$239,000

3 SOLD · 12 MO
\$220,000-\$285,000

12-MO SOLD TREND
-17.9

Unit Mix

2 Bedroom

52 units

925 – 1,112 sf

from \$185,000

For Sale in Alameda Court - 2277 McCallum Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$329,900	2 / 1	993 sf	\$332	315 2277 MCCALLUM ROAD
\$289,900	2 / 1	972 sf	\$298	307 2279 MCCALLUM ROAD
\$288,000	2 / 1	1017 sf	\$283	118 2277 MCCALLUM ROAD
\$239,000	2 / 1	955 sf	\$250	228 2279 MCCALLUM ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$230,000	2 / 1ba	962 sf	\$239	2026-06-21
\$285,000	2 / 1ba	1010 sf	\$282	2026-05-23
\$220,000	2 / 1ba	962 sf	\$229	2026-04-07
\$300,000	2 / 1ba	1112 sf	\$270	2025-05-16

Value & Financing

Price Positioning

\$291 /sq ft

Active listings here average \$291/sf vs \$465/sf across Central Abbotsford.

37% below area average

Mortgage Snapshot

\$1,145 /mo

Entry price (from) **\$239,000**

20% down payment **\$47,800**

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
108

CONSTRUCTION
Frame - Wood

EXTERIOR
Brick

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS1833

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

Alameda Court - 2277 McCallum Rd, Abbotsford, BC V2S 6H9, NWS1833. Located on McCallum Road and McDougall Avenue in a convenient neighbourhood of Central Abbotsford. Alameda Court built in 1982, offers 108 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. This is a prime location just minutes away from Golden Dragon, Fraser Valley Regional Library, McCallum Pharmacy, and Duke of Dublin Pub. Transit and major routes are close by and within walking distance. Maintenance Fees at Alameda Court include caretaker, garbage pickup, gardening, heat, management, and recreation facility. Features of Alameda Court include storage and recreation centre. Restrictions of Alameda Court include 55+ age restriction, no pets and no rentals.

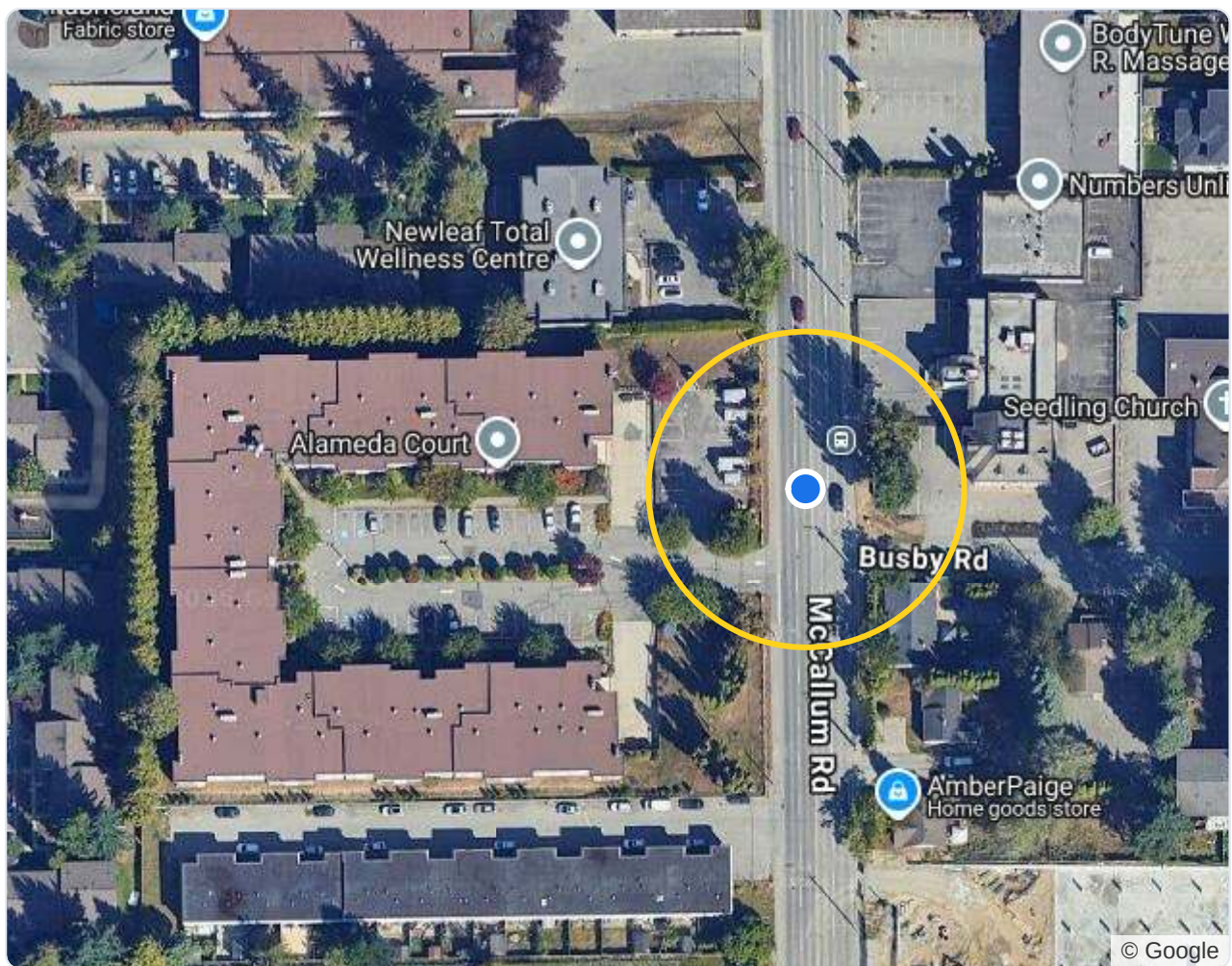
Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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