

BUILDING BROCHURE

SOPHIA LIVING

2304 Spring St. · Port Moody, BC V3H 0M6 · Port Moody Centre



Scan to view online



2 FOR SALE
FROM \$899,000

3 SOLD · 12 MO
\$757,500–\$960,000



Unit Mix

2 Bedroom

9 units
1,031 – 1,390 sf
from \$757,500

3 Bedroom

6 units
1,271 – 1,430 sf
from \$949,900

For Sale in Sophia Living & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$949,900	3 / 3	1422 sf	\$668	205 80 ELGIN STREET
\$899,000	2 / 3	1230 sf	\$731	208 80 ELGIN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$849,000	2 / 3ba	1390 sf	\$611	2026-07-12
\$757,500	2 / 2ba	1031 sf	\$735	2026-06-25
\$960,000	3 / 3ba	1430 sf	\$671	2025-11-17
\$1,007,000	3 / 3ba	1321 sf	\$762	2025-07-21

Value & Financing

Price Positioning

\$699 /sq ft

Active listings here average **\$699/sf** vs **\$819/sf** across Port Moody Centre.

15% below area average

Mortgage Snapshot

\$4,306 /mo

Entry price (from)	\$899,000
20% down payment	\$179,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2022	LEVELS 1	SUITES 30	CONSTRUCTION Frame Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS8274	

Overview

Welcome to Sophia Living. Sophia Living is a boutique 30-home strata residence located at 2304 Spring Street in Port Moody, in the Port Moody Centre neighbourhood. Completed in 2022, it is registered under Strata Plan EPS8274 and held as Freehold Strata. It sits near the intersection of Spring Street & Elgin Street.

Residents enjoy an array of amenities including bike room, garden, playground and elevator, underground parking and baseboard / electric heating.

Set in Port Moody Centre, Port Moody, Sophia Living offers shopping, playground, a central location, marina and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Playground
- ✓ Elevator

Maintenance Fees Include

- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

604-671-7000 • les@6717000.com • bccondos.net



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