

ALTURA - 2349 WELCHER BUILDING

2349 Welcher Ave. · Port Coquitlam, BC V3C 1X6 · Central Pt Coquitlam



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1 FOR SALE
FROM \$648,800

3 SOLD · 12 MO
\$505,000-\$655,000



Unit Mix

1 Bedroom

4 units
855 – 861 sf
from \$488,000

2 Bedroom

13 units
825 – 1,089 sf
from \$509,900

For Sale in Altura - 2349 Welcher Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$648,800	2 / 2	1033 sf	\$628	203 2349 WELCHER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$552,500	1 / 1ba	855 sf	\$646	2026-05-20
\$505,000	1 / 1ba	861 sf	\$587	2026-02-01
\$655,000	2 / 2ba	993 sf	\$660	2025-10-23
\$598,000	2 / 1ba	827 sf	\$723	2025-07-01

Value & Financing

Price Positioning

\$628 /sq ft

Active listings here average **\$628/sf** vs **\$1185/sf** across Central Pt Coquitlam.

47% below area average

Mortgage Snapshot

\$3,107 /mo

Entry price (from)	\$648,800
20% down payment	\$129,760
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 1	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2959	MANAGEMENT Citybase Management Ltd.

Amenities & Features

- ✓ Elevator
 - ✓ In Suite Laundry
 - ✓ Wheelchair Access
- ✓ Garden
 - ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
 - ✓ Gardening
- ✓ Garbage Pickup
 - ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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