

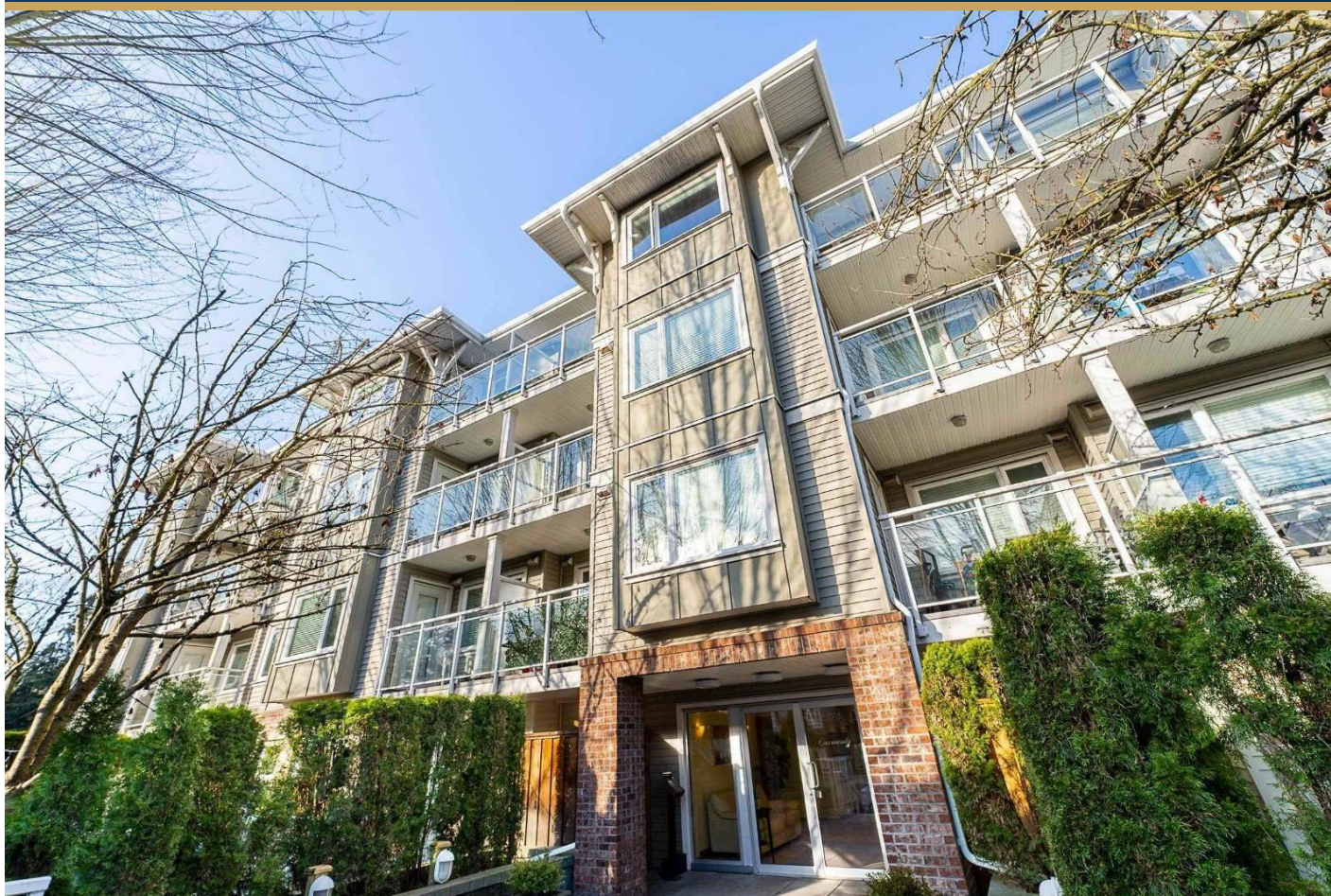
BUILDING BROCHURE

CARMANDY

2373 Atkins Ave. · Port Coquitlam, BC V3C 1Y7 · Central Pt Coquitlam



Scan to view online



1 FOR SALE
FROM \$445,000



Unit Mix

1 Bedroom

4 units
645 – 667 sf
from \$445,000

2 Bedroom

14 units
816 – 910 sf
from \$450,000

3 Bedroom

2 units
914 – 916 sf
from \$500,000

For Sale in Carmandy & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$445,000	1 / 1	660 sf	\$674	205 2373 ATKINS AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$610,000	2 / 2ba	889 sf	\$686	2025-08-08
\$665,000	3 / 2ba	916 sf	\$726	2025-01-25
\$511,300	1 / 1ba	667 sf	\$767	2024-09-13
\$509,635	1 / 1ba	645 sf	\$790	2024-07-08

Value & Financing

Price Positioning

\$674 /sq ft

Active listings here average **\$674/sf** vs **\$726/sf** across Central Pt Coquitlam.

7% below area average

Mortgage Snapshot

\$2,131 /mo

Entry price (from) **\$445,000**

20% down payment **\$89,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 4	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3715	DEVELOPER Parklane Homes
MANAGEMENT Associa			

Overview

Carmandy - 2373 Atkins Avenue, Port Coquitlam, BC V3C 1Y7, BCS3715 -located in Central Port Coquitlam, at the crossroads Atkins Avenue and Shaughnessy Street. Carmady is within steps to all levels of schools including Central Elementary, Pitt River Middle and Riverside Secondary. This complex is close to Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen, Touchpoint Institute of Reflexology, Stage 1 Dance Centre, Twon Centre Skatepark, Port Coquitlam

Trainbus, Aggie Park, Catholic Churches & Institutions, Terry Fox Secondary School, Blackburn Elementary School and Blackburn Park. The restaurants in the neighbourhood are A&W Restaurants, Inno Bakery, Hiro Sushi, Papa John's Pizza, Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. Carmady was built in 2010 with a frame-wood construction, brick exterior finishing and full rain screen. There are 41 units in development and in strata. Situated in downtown Port Coquitlam Carmady condos are affordable, quality built by Parklane Group and designed by Kuni Design Studio. These well-designed homes provide elegance and an easy access to major highways/thoroughfares in addition to an abundance of transportation routes. Carmady features one bedroom, one bedroom+den, two bedroom and three bedroom units. This building offers in-suite laundry, an elevator, recreation centre and secure underground parking. Carmady condos combine great floor plans with large windows maximizing light exposure, granite countertops, laminate floors, solid maple shaker cabinetry, high-end stainless steel appliances, a balcony and a patio on a ground floor. This complex is under 2-5-10 Willis Canada Home Warranty.

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Recreation Center | |

Maintenance Fees Include

- | | |
|----------------|-----------------------|
| ✓ Electricity | ✓ Garbage Pickup |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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