

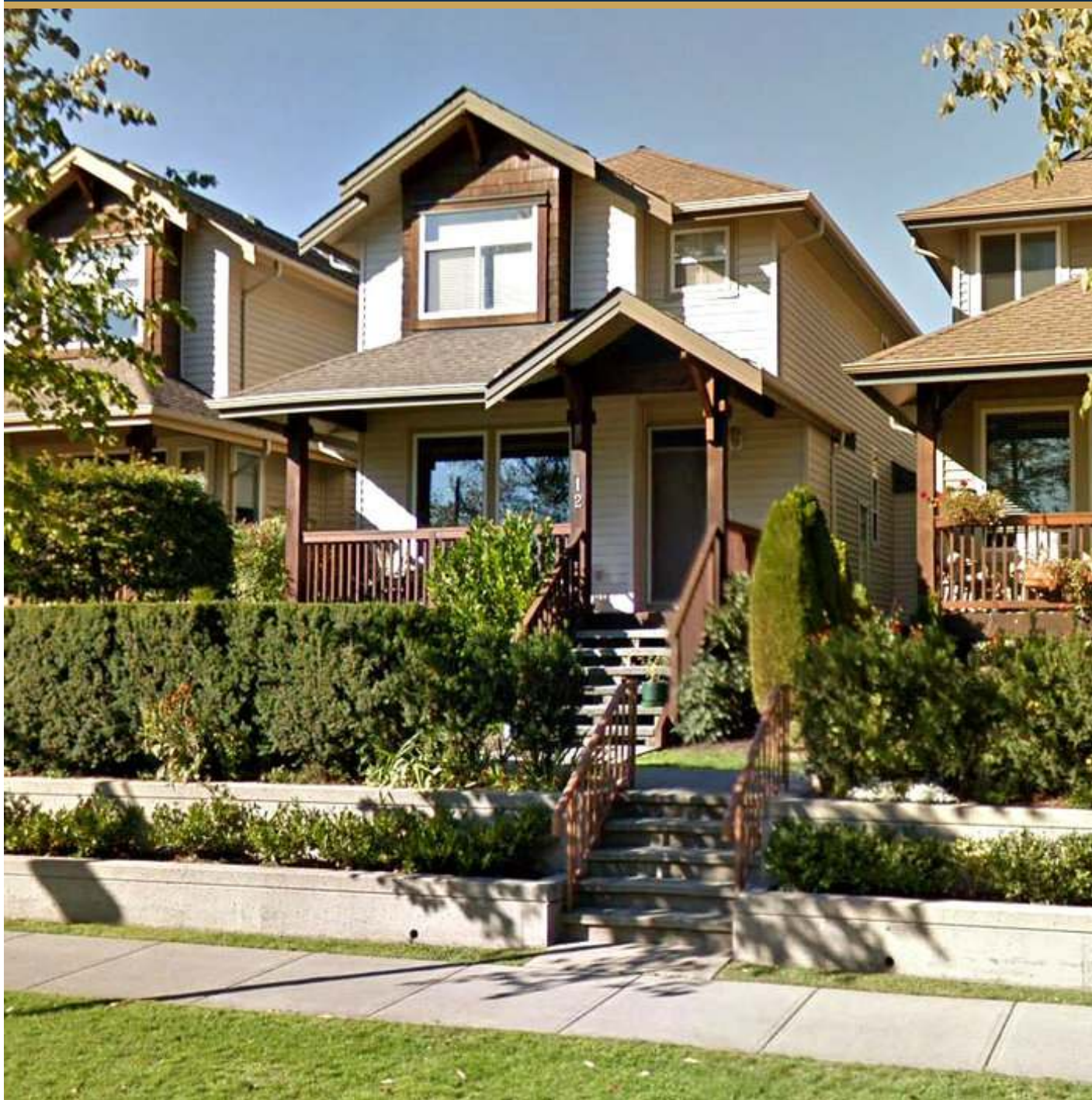
BUILDING BROCHURE

THE WATERFRONT

2387 Argue St. · Port Coquitlam, BC V3C 6P5 · Citadel PQ



Scan to view online



2 FOR SALE
FROM \$1,275,000



Unit Mix

3 Bedroom

9 units
2,069 – 2,416 sf
from \$915,000

4 Bedroom

4 units
2,059 – 2,401 sf
from \$940,000

5 Bedroom

1 unit
2,417 – 2,417 sf
from \$1,460,000

For Sale in The Waterfront & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,288,000	3 / 4	2137 sf	\$603	38 2387 ARGUE STREET
\$1,275,000	3 / 3	2257 sf	\$565	23 2387 ARGUE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,465,000	4 / 4ba	2386 sf	\$614	2025-05-09
\$1,375,000	3 / 4ba	2079 sf	\$661	2025-01-04
\$1,460,000	5 / 3ba	2417 sf	\$604	2024-09-14
\$1,360,000	3 / 4ba	2107 sf	\$645	2024-07-06

Value & Financing

Price Positioning

\$584 /sq ft

Active listings here average **\$584/sf** vs **\$517/sf** across Citadel PQ.

13% above area average

Mortgage Snapshot

\$6,106 /mo

Entry price (from) **\$1,275,000**

20% down payment **\$255,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2002

CONSTRUCTION
Frame - Wood

EXTERIOR
Mixed

TITLE TO LAND
Freehold Strata

Overview

The Waterfront - 2387 Argue St, Port Coquitlam, BC V3C 4R5, Canada, Strata Plan LMS47716, built in 2002, Maintenance fees include caretaker, garbage pickup, gardening and management. Restrictions: Pets allowed with restrictions and no rentals allowed. Crossroads are Argue Street and Mary Hill Bypass. Enjoy the breathtaking view of Fraser River on your doorstep, Traboulay PoCo Trail and the board walk along the river. Nearby parks include Castle Park, Citadel Heights Park, Marion Kroecker Park, Cony Farm Regional Park and Kilmer Park.

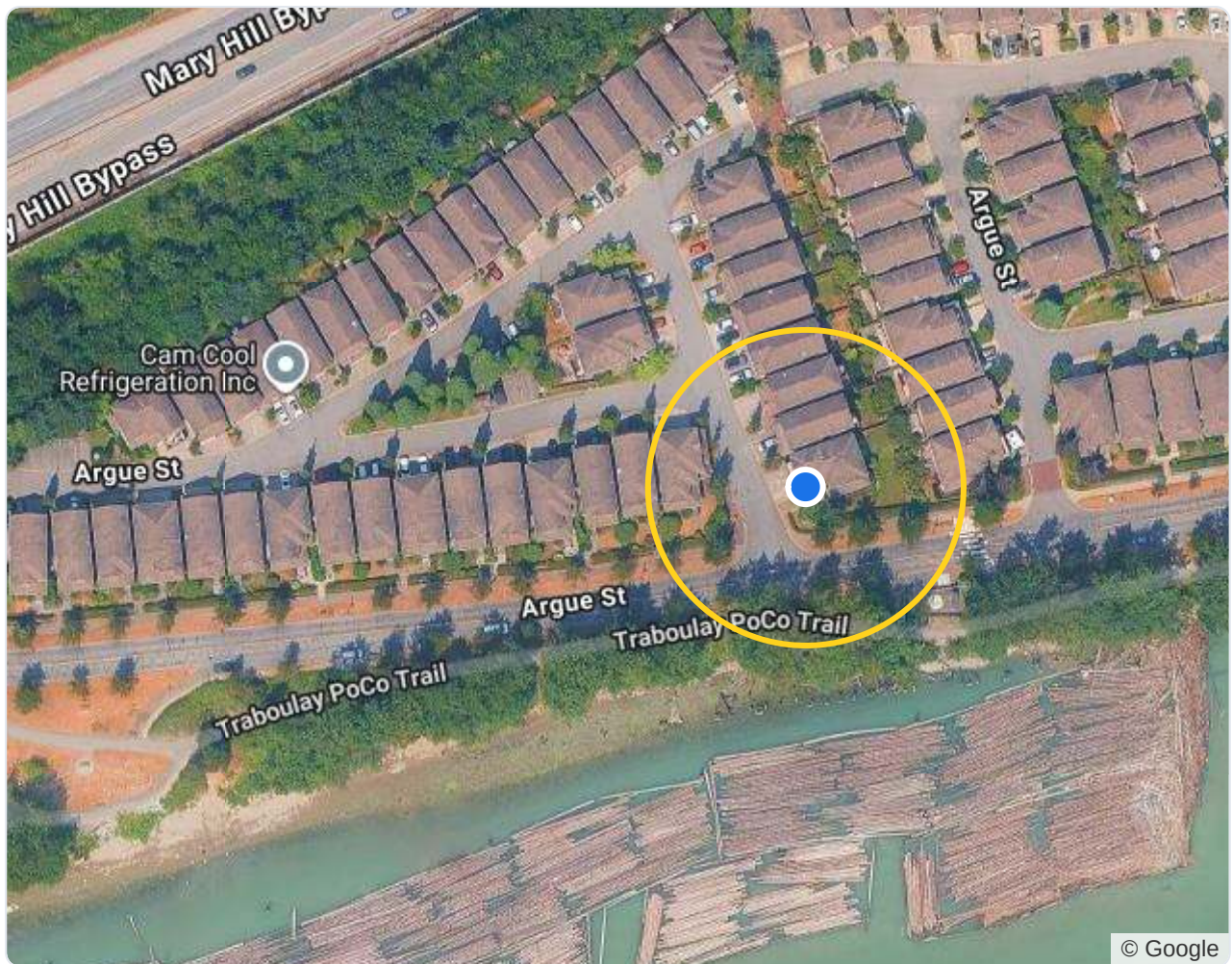
Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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