

BUILDING BROCHURE

STIRLING CLASSIC

2437 Welcher Ave. · Port Coquitlam, BC V3C 1X8 · Central Pt Coquitlam



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3 FOR SALE
FROM \$470,000

2 SOLD · 12 MO
\$369,000–\$605,000


12-MO SOLD TREND
-37.2

Unit Mix

1 Bedroom

10 units
630 – 943 sf
from \$335,000

2 Bedroom

34 units
794 – 1,002 sf
from \$392,500

For Sale in Stirling Classic & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$569,800	2 / 2	927 sf	\$615	209 2437 WELCHER AVENUE
\$540,000	2 / 2	1002 sf	\$539	309 2435 WELCHER AVENUE
\$470,000	2 / 2	822 sf	\$572	308 2435 WELCHER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$369,000	1 / 1ba	710 sf	\$520	2025-12-07
\$605,000	2 / 2ba	890 sf	\$680	2025-09-26
\$549,000	2 / 2ba	833 sf	\$659	2025-07-20
\$460,000	1 / 1ba	655 sf	\$702	2025-06-05

Value & Financing

Price Positioning

\$575 /sq ft

Active listings here average **\$575/sf** vs **\$716/sf** across Central Pt Coquitlam.

20% below area average

Mortgage Snapshot

\$2,251 /mo

Entry price (from) **\$470,000**

20% down payment **\$94,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 4	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1591	MANAGEMENT Self Managed

Overview

Stirling Classic - 2437 Welcher Avenue, Port Coquitlam, BC V3C 1X7, NWS155 - located in Central Port Coquitlam, near the crossroads Welcher Avenue and Rowland Street. Gates Park, trails and recreation at your doorstep. Stirling Classic is close to Central Elementary, Pitt River Middle, Riverside Secondary, 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, Blakeburn Elementary School and Blakeburn Park. With extremely easy access to Highway 1 and the Lougheed Stirling Classic is an ideal choice for commuters and families alike. 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. Sterling Classic was built in 1995 with a frame-wood construction and stucco exterior finishing. This four-level building has full rain screen. There are 68 units in development and in strata. Stirling Classic is comprised of two buildings located at 2435 and 2437 Welcher Avenue. This complex features wheelchair access, in-suite laundry, a club house, a playground, a storage, an elevator and secure underground parking. Most homes offer laminate floors, a gas fireplace, high ceilings and a balcony.

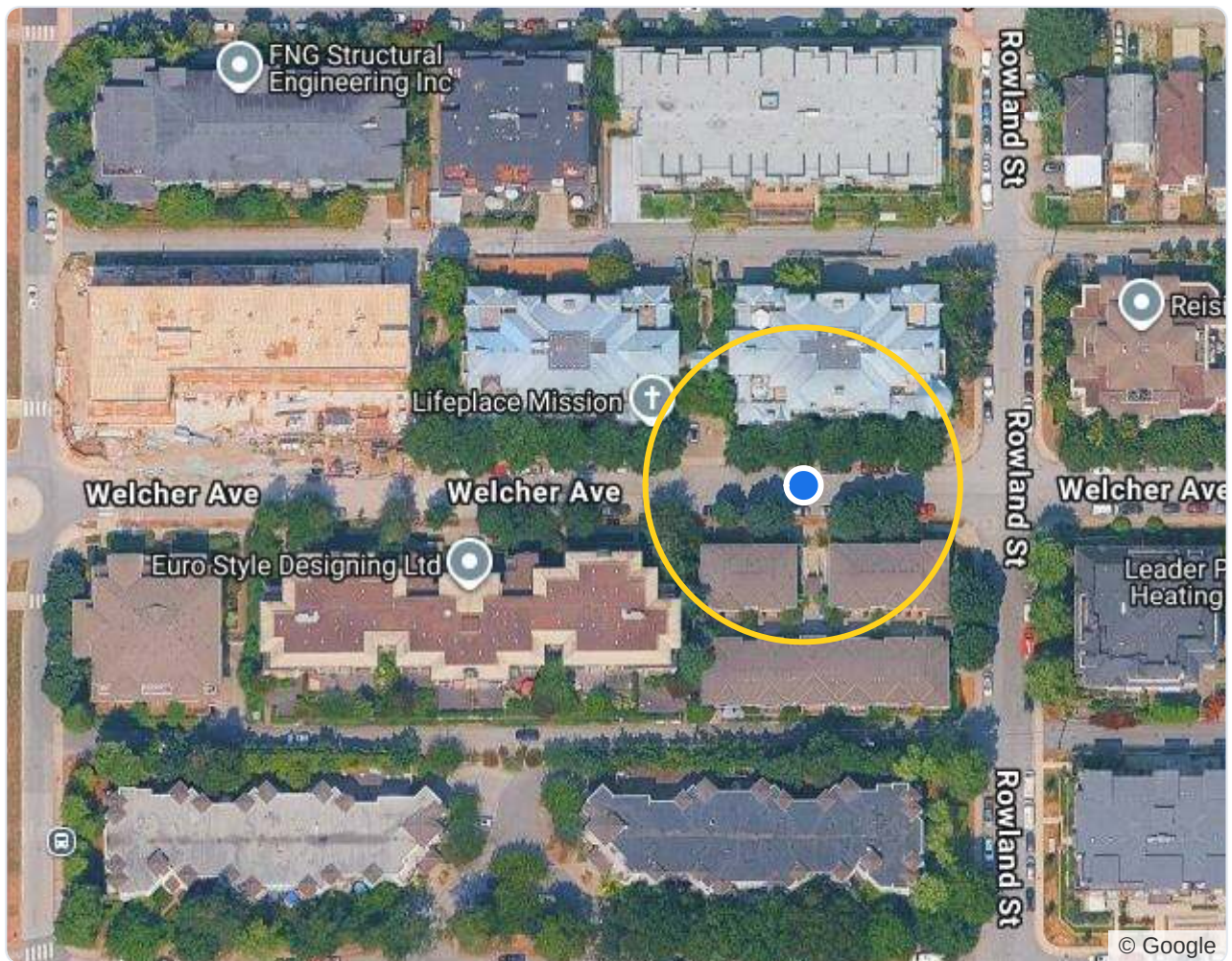
Amenities & Features

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

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

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