

BUILDING BROCHURE

THE KINGSWAY - 2490 197TH BUILDING

2490 197th St. · Langley, BC V2Y 1H9 · Willoughby Heights



Scan to view online



1 FOR SALE
FROM \$528,000



Unit Mix

2 Bedroom

16 units
1,071 – 1,147 sf
from \$349,900

3 Bedroom

1 unit
1,368 – 1,368 sf
from \$570,000

For Sale in The Kingsway - 2490 197th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$528,000	2 / 2	1147 sf	\$460	205 6440 197 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	2 / 2ba	1130 sf	\$465	2025-07-15
\$530,000	2 / 2ba	1132 sf	\$468	2025-06-01
\$615,000	2 / 2ba	1093 sf	\$563	2025-01-22
\$575,280	2 / 2ba	1122 sf	\$513	2024-09-03

Value & Financing

Price Positioning

\$460 /sq ft

Active listings here average **\$460/sf** vs **\$583/sf** across Willoughby Heights.

21% below area average

Mortgage Snapshot

\$2,529 /mo

Entry price (from) **\$528,000**

20% down payment **\$105,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS273	MANAGEMENT Campbell Strata Management Ltd

Overview

The Kingsway - 2490 197 St, Langley, BC V2Y 1G8, Canada LMS273. Located on 197th Street and Matheson Road in a convenient neighbourhood of Langley. The Kingsway built in 1992, offers 26 homes that are well maintained and professionally managed by Campbell Strata Management: 866-272-0080. This is a prime location just minutes away from Mr. Mikes Steakhouse & Bar, Fitness Town, Boston Pizza Langley, and Willowbrook Shopping Centre. Transit and major routes are close by and within walking distance. Features of The Kingsway include a club house, an

elevator, a garden, in suite laundry, and storage space. The Kingsway does not allow pets or rentals.

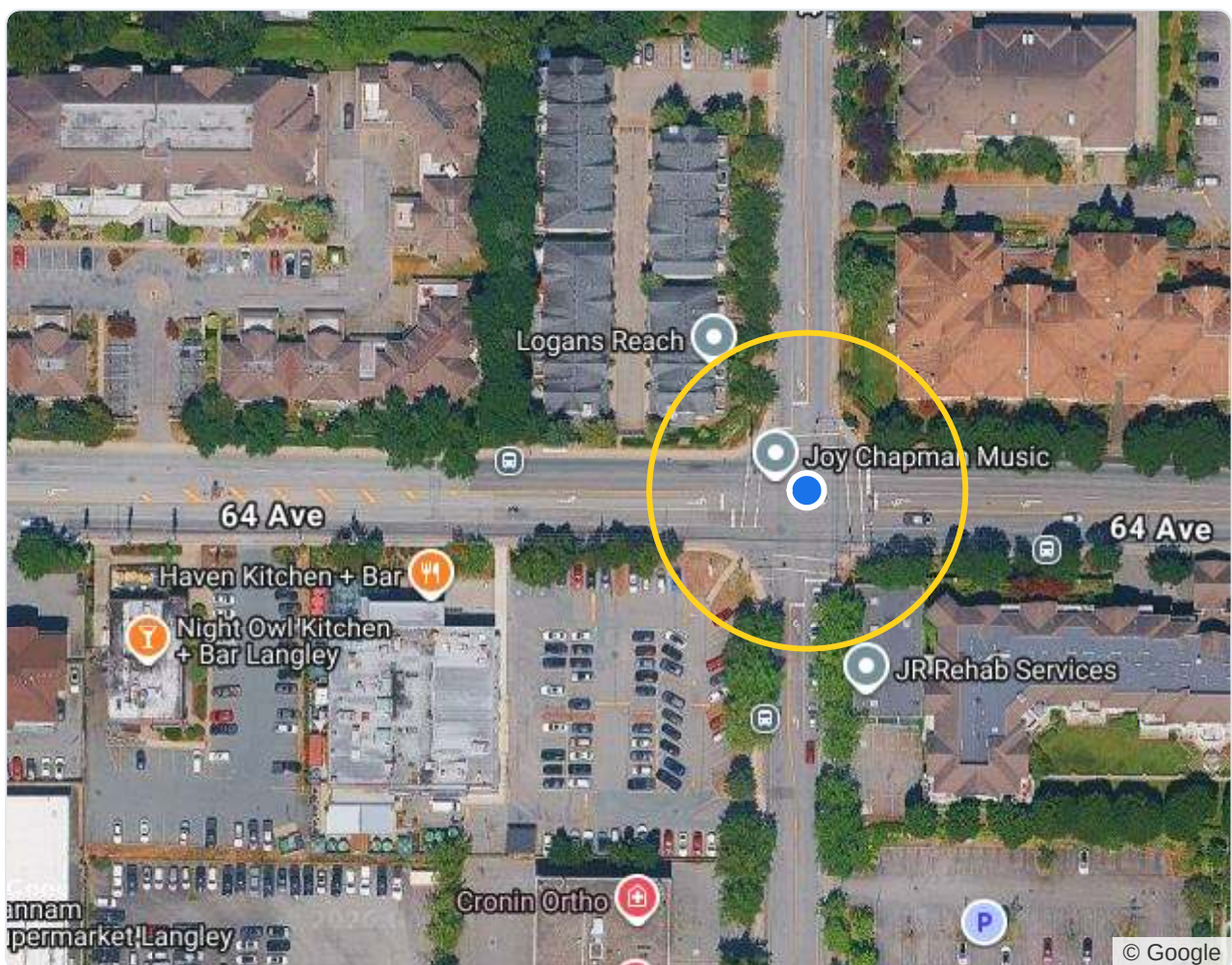
Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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