

KALEDEN

2729 158th St. · Surrey, BC V3S 1P4 · Grandview Surrey



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3 FOR SALE
FROM \$758,800

6 SOLD · 12 MO
\$750,000–\$935,000



Unit Mix

2 Bedroom

21 units
1,260 – 1,414 sf
from \$549,900

3 Bedroom

34 units
1,303 – 1,526 sf
from \$595,000

4 Bedroom

14 units
1,376 – 2,019 sf
from \$632,000

For Sale in Kaleden & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$788,000	3 / 2	1453 sf	\$542	123 2729 158 STREET
\$769,000	4 / 2	1376 sf	\$559	90 2729 158 STREET
\$758,800	2 / 3	1326 sf	\$572	94 2729 158 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	4 / 3ba	1532 sf	\$509	2026-06-13
\$935,000	4 / 3ba	1965 sf	\$476	2026-05-14
\$800,000	3 / 3ba	1455 sf	\$550	2026-04-13
\$750,000	2 / 2ba	1399 sf	\$536	2025-11-04

Value & Financing

Price Positioning

\$558 /sq ft

Active listings here average **\$558/sf** vs **\$585/sf** across Grandview Surrey.

5% below area average

Mortgage Snapshot

\$3,634 /mo

Entry price (from) **\$758,800**

20% down payment **\$151,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 185	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3092	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Kaleden - 2729 158th Street, White Rock, BC V3S 0B7, Strata Plan No. BCS3092, 3 levels, 185 townhouses, built 2010 - located at the corner of 28th Avenue and 158th Street in the Morgan Heights neighborhood of South Surrey. Developed by Polygon Development Corporation, BCs leading home builder, Kaleden is a series of family-style town homes designed to reflect the

timeless appeal of East Coast seaside-style architecture. Outside, elegant pitched roofs, highly detailed wood entries, gables and front porches, and Japanese garden-inspired walking paths create a picture perfect streetscape within a family-friendly community. The inside at Kaleden offers 9' ceilings on main, cozy electric fireplaces, open concept floor plans, warm wood style floors, contemporary kitchens with cabinet-paneled appliances, a stainless steel appliance package, durable granite counters and centre islands, elegant bathrooms with granite countertops and quality tiled flooring, quality faucets and fixtures throughout, private raised yards, and double-car garages.

Residents can also enjoy a recreational retreat right at their doorstep in the Morgan Heights Evergreen Club, a 7,500 square-foot amenity centre complete with two furnished guest suites for out of town visitors, outdoor pool, hot tub, furnished barbeque terrace, fully equipped fitness studio and change rooms, Yoga studio, hockey rink, and a state of the art theatre with 110 HD screen and surround sound. Just minutes from the top-ranked schools and parks, steps to the Evergreen Club at Morgan Heights; a short drive to the beaches and boutiques of White Rock and convenient access to the new SouthPoint Exchange Shopping Centre and Highway 99 into Vancouver. Low monthly maintenance fees include access to FABULOUS Evergreen Club. Kaleden is managed by Gateway Management 604-604-635-5000. Rentals allowed, pets with restrictions.

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ Pool; Outdoor |
| ✓ Recreation Center | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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