

BUILDING BROCHURE

MONTCLAIRE - 2970 PRINCESS BUILDING

2970 Princess Cres. · Coquitlam, BC V3B 7R5 · Canyon Springs



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4 FOR SALE
FROM \$435,000

5 SOLD · 12 MO
\$430,000-\$639,800



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

30 units
713 – 866 sf
from \$385,000

2 Bedroom

27 units
988 – 1,286 sf
from \$495,000

For Sale in Montclair - 2970 Princess Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	1 / 1	833 sf	\$600	310 2970 PRINCESS CRESCENT
\$499,900	1 / 1	713 sf	\$701	112 2970 PRINCESS CRESCENT
\$449,000	1 / 1	723 sf	\$621	144 2980 PRINCESS CRESCENT
\$435,000	1 / 1	713 sf	\$610	137 2980 PRINCESS CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$430,000	1 / 1ba	733 sf	\$587	2026-05-15
\$505,000	1 / 1ba	732 sf	\$690	2026-05-14
\$639,800	2 / 2ba	1184 sf	\$540	2026-02-05
\$599,000	2 / 2ba	1082 sf	\$554	2026-01-23

Value & Financing

Price Positioning

\$633 /sq ft

Active listings here average **\$633/sf** vs **\$703/sf** across Canyon Springs.

10% below area average

Mortgage Snapshot

\$2,083 /mo

Entry price (from)	\$435,000
20% down payment	\$87,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 4	SUITES 154	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1606	DEVELOPER Polygon

Overview

Montclair - 2970 Princess Crescent, Coquitlam, BC V3B 7R4, LMS1606 - located in Canyon Springs, near the crossroads Princess Crescent and Town Centre Boulevard. Montclair is just steps from Douglas College, Aquatic Centre with its Cafe, Pinetree Secondary School and Walton Elementary School. Lafrage Lake, Coquitlam Public Library, Coquitlam Centre, Starbucks Coffee, Save-on-Foods, Gleneagle Secondary School, Eagle Ridge Tennis Courts, Eagle Ridge Outdoor Pool and Scott Creek Middle School are within minutes from the complex. The restaurants in the neighbourhood are Tim Hortons, Freshslice Pizza, Keg Steakhouse & Bar, Sui Sha Ya Japanese, Taco Bell, Kam Ding Seafood, Pho Hoa, White Spot and Boston Pizza. The bus stops near the complex and Coquitlam Central Trainbus Station is just minutes away. Polygon Development built Montclair in 1995. This complex consists of two buildings at 2970 Princess Crescent and 2980 Princess Crescent that offer 154 units. This building offers amenities that include an exercise room, a swirl pool, secured access and a fantastic fountain out front. Most homes feature open plan concept living/dining room area, a spacious kitchen, granite countertops, stainless steel appliances, gas fireplaces, a storage locker, in-suite laundry and a private patio.

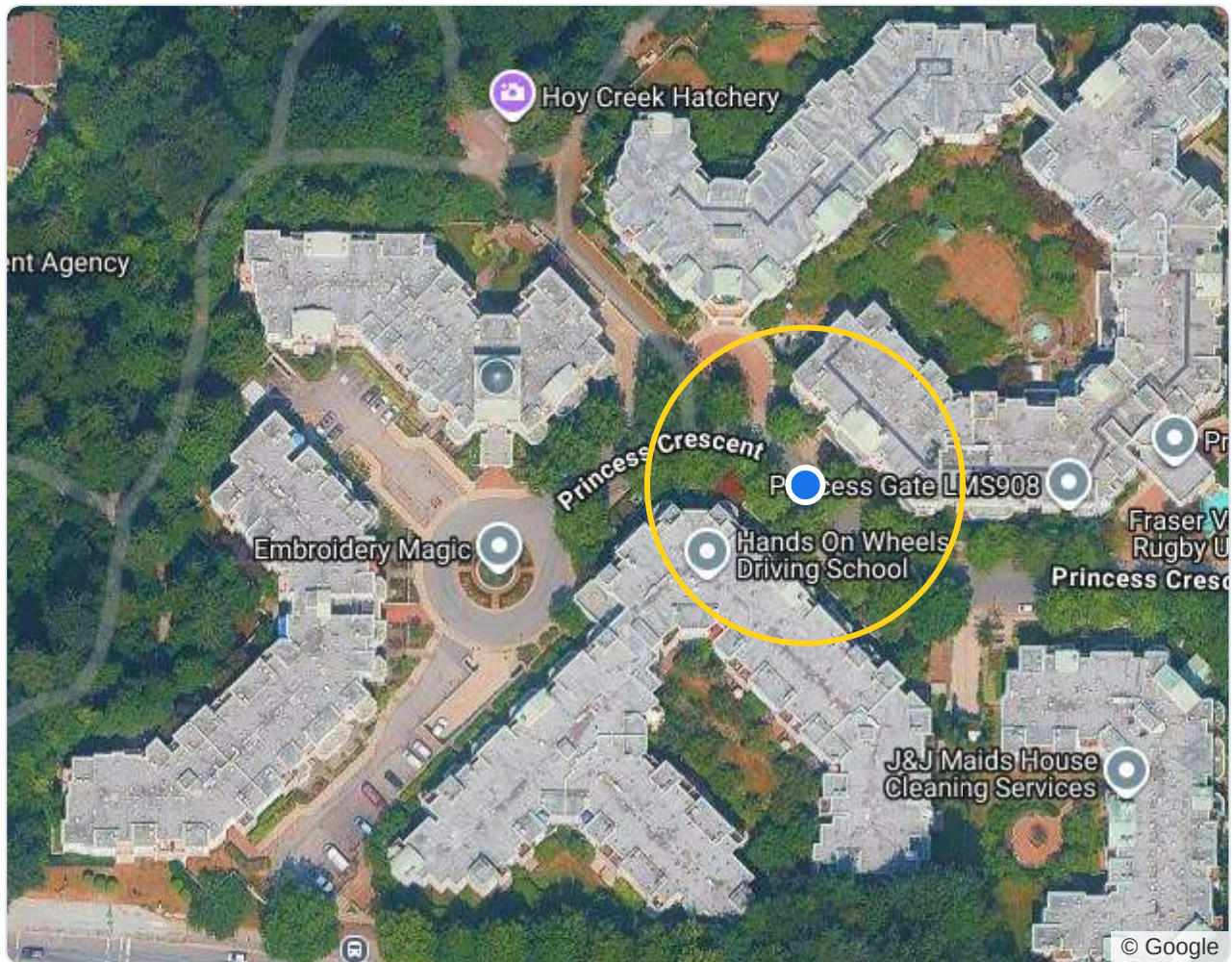
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden

Maintenance Fees Include

- ✓ Gardening
- ✓ Management
- ✓ Gas

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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