

BUILDING BROCHURE

# GRAND CENTRAL 3

2975 Atlantic Ave. · Coquitlam, BC V3B 0C5 · North Coquitlam



Scan to view online



**18** FOR SALE  
FROM \$439,900

**21** SOLD · 12 MO  
\$427,250–\$760,000



## Unit Mix

|                                                                  |                                                                       |                                                                         |                                                                           |
|------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Studio</b><br>1 unit<br>593 – 593 sf<br><b>from \$499,000</b> | <b>1 Bedroom</b><br>36 units<br>547 – 715 sf<br><b>from \$427,250</b> | <b>2 Bedroom</b><br>49 units<br>696 – 1,341 sf<br><b>from \$499,000</b> | <b>3 Bedroom</b><br>12 units<br>1,029 – 1,231 sf<br><b>from \$715,000</b> |
|------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|

## For Sale in Grand Central 3 & Complex

18 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|--------------------|--------------|---------|-------|----------------------|
| <b>\$1,199,900</b> | 2 / 2        | 1341 sf | \$895 | 3401 2968 GLEN DRIVE |
| <b>\$929,800</b>   | 2 / 2        | 1107 sf | \$840 | 3301 2968 GLEN DRIVE |
| <b>\$849,000</b>   | 3 / 2        | 1230 sf | \$690 | 3202 2978 GLEN DRIVE |
| <b>\$799,888</b>   | 3 / 2        | 1037 sf | \$771 | 2605 2978 GLEN DRIVE |
| <b>\$758,000</b>   | 3 / 2        | 1048 sf | \$723 | 2805 2978 GLEN DRIVE |
| <b>\$729,000</b>   | 3 / 2        | 1041 sf | \$700 | 1106 2978 GLEN DRIVE |
| <b>\$638,000</b>   | 2 / 2        | 848 sf  | \$752 | 2607 2978 GLEN DRIVE |
| <b>\$599,900</b>   | 2 / 2        | 851 sf  | \$705 | 605 2968 GLEN DRIVE  |
| <b>\$539,000</b>   | 1 / 1        | 684 sf  | \$788 | 2808 2968 GLEN DRIVE |
| <b>\$510,000</b>   | 1 / 1        | 647 sf  | \$788 | 2102 2978 GLEN DRIVE |

...and 8 more — see all 18 at [bccondos.net/2975-atlantic-ave](https://bccondos.net/2975-atlantic-ave)

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$427,250</b> | 1 / 1ba | 625 sf  | \$684 | 2026-07-15 |
| <b>\$450,000</b> | 1 / 1ba | 653 sf  | \$689 | 2026-06-30 |
| <b>\$715,000</b> | 3 / 2ba | 1041 sf | \$687 | 2026-06-16 |
| <b>\$565,000</b> | 2 / 2ba | 850 sf  | \$665 | 2026-06-16 |

## Value & Financing

### Price Positioning

**\$771** /sq ft

Active listings here average **\$771/sf** vs **\$715/sf** across North Coquitlam.

**8% above area average**

### Mortgage Snapshot

**\$2,107** /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

|                               |                                         |                                   |                                                 |
|-------------------------------|-----------------------------------------|-----------------------------------|-------------------------------------------------|
| YEAR BUILT<br><b>2014</b>     | LEVELS<br><b>37</b>                     | SUITES<br><b>246</b>              | CONSTRUCTION<br><b>Concrete</b>                 |
| EXTERIOR<br><b>Concrete</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS3495</b>     | DEVELOPER<br><b>Intergulf Development Group</b> |
| ARCHITECT<br><b>Ibi Group</b> |                                         | MANAGEMENT<br><b>Self Managed</b> |                                                 |

## Overview

Grand Central 32975 Atlantic Avenue, Coquitlam, BC V3B 0C6, Canada, strata plan BCS3495, 246 condominium units in an 37-storey tower, was built in 2014. Located in Arlantic, Baldwin Street and The High Street, in Coquitlam area. Nearby Gym and pool included as well as mountain view. Developed by Intergulf Development Group and the Architecture IBI Group. Maintenance fees include garbage pickup, gas, hot water, management, recreation facility. No Pets Allowed.

Intergulf Development's first and second towers - aptly named Grand Central 1 and Grand Central 2 - are already built and newly occupied, and its homeowners are enjoying the acre and a half of amenities, to be shared by Grand Central 3.

## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Exercise Centre
- ✓ Playground
- ✓ Storage

## Maintenance Fees Include

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

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · [les@6717000.com](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



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