

BUILDING BROCHURE

THE MADISON - 2990 PRINCESS BUILDING

2990 Princess Cres. · Coquitlam, BC V3B 7R3 · Canyon Springs



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3 FOR SALE
FROM \$439,900

12-MO SOLD TREND
15.5

Unit Mix

1 Bedroom

12 units
716 – 856 sf
from \$420,000

2 Bedroom

8 units
988 – 1,215 sf
from \$500,000

For Sale in The Madison – 2990 Princess Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$459,000	1 / 1	734 sf	\$625	206 2990 PRINCESS CRESCENT
\$449,999	1 / 1	734 sf	\$613	310 2990 PRINCESS CRESCENT
\$439,900	1 / 1	846 sf	\$520	116 2990 PRINCESS CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$485,000	1 / 1ba	743 sf	\$653	2025-05-12
\$525,000	1 / 1ba	768 sf	\$684	2025-04-20
\$620,000	2 / 2ba	1068 sf	\$581	2025-01-01
\$552,500	1 / 1ba	768 sf	\$719	2024-04-17

Value & Financing

Price Positioning

\$586 /sq ft

Active listings here average \$586/sf vs \$705/sf across Canyon Springs.

17% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) \$439,900

20% down payment \$87,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 4	SUITES 71	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1212	MANAGEMENT Associa

Overview

The Madison - 2990 Princess Crescent, Coquitlam, BC V3B 7R4, LMS1212 - located in Canyon Springs, near the crossroads Princess Crescent and Town Centre Boulevard. The Madison is just steps to 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. The Madison was built in 1994 with a frame-wood construction and stucco exterior finishing. This four-level building has full rain screen. There are 71 units in development and in strata. This building has great amenities that include an elevator, an exercise centre, a bike storage, in-suite laundry and secure underground parking. Most homes offer spacious rooms, a gas fireplace, a storage locker, a large master bedroom, vaulted ceilings, a patio or a balcony. Some units offer laminate floors, granite countertops and walk-in closets.

Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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