

BUILDING BROCHURE

TAMARIND WESTSIDE - 30525 CARDINAL BUILDING

30525 Cardinal Ave. · Abbotsford, BC V2T 0A8 · Abbotsford West



Scan to view online



1 FOR SALE
FROM \$330,000

14 SOLD · 12 MO
\$240,000–\$440,000

12-MO SOLD TREND
-29

Unit Mix

1 Bedroom

51 units
463 – 740 sf
from \$240,000

2 Bedroom

30 units
702 – 1,067 sf
from \$378,000

For Sale in Tamarind Westside - 30525 Cardinal Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$330,000	1 / 1	643 sf	\$513	302 30525 CARDINAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$275,000	1 / 1ba	546 sf	\$504	2026-07-07
\$240,000	1 / 1ba	478 sf	\$502	2026-06-27
\$275,000	1 / 1ba	633 sf	\$434	2026-06-21
\$325,000	1 / 1ba	636 sf	\$511	2026-04-12

Value & Financing

Price Positioning

\$513 /sq ft

Active listings here average **\$513/sf** vs **\$522/sf** across Abbotsford West.

2% below area average

Mortgage Snapshot

\$1,580 /mo

Entry price (from) **\$330,000**

20% down payment **\$66,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 4	SUITES 188	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3397	DEVELOPER Quantum Properties
ARCHITECT Points West Architecture		MANAGEMENT Premier Strata Services	

Overview

Tamarind Westside - 30515 Cardinal Avenue Abbotsford, BC V2T 0A8, BCS3397 - Located on the corner of Cardinal Avenue and Mt. Lehman Road in a popular neighbourhood in West Abbotsford. This is a private setting with urban amenities just minutes away that include public transit, schools, parks, churches, recreation, shopping, restaurants, coffee shops, Abbotsford airport, medical services and much more! Direct access to highways including the Mount Lehman interchange allows an easy commute to surrounding destinations including Chilliwack, Langley and Surrey. Tamarind Westside offers 4 levels with 188 beautiful homes built in 2009 by Quantum properties and professional management by Baywest 604-853-7511. There are 19 different floor plans available that range in size from a junior 1 bedroom suite to a spacious 2 bedroom + den + 2 bathroom home. Most homes feature granite countertops, cozy fireplaces, insuite laundry, laminate and berber carpet flooring, flat panel maple kitchen cabinetry, kitchen island, large Energy Star windows and balconies that boast gorgeous garden and mountain views from most units. Tamarind Westside is built with quality finishing and detail with a 2-5-10 year National Home Warranty still in effect. Other building features include secured underground parking, storage lockers, lovely manicured garden and greenspace, walkways with seating areas, visitor parking and elevators. This is a family oriented community that welcomes all ages, pets and rentals. Tamarind Westside is the perfect low-rise condo community with affordable and comfortable living in a terrific neighbourhood in West Abbotsford!

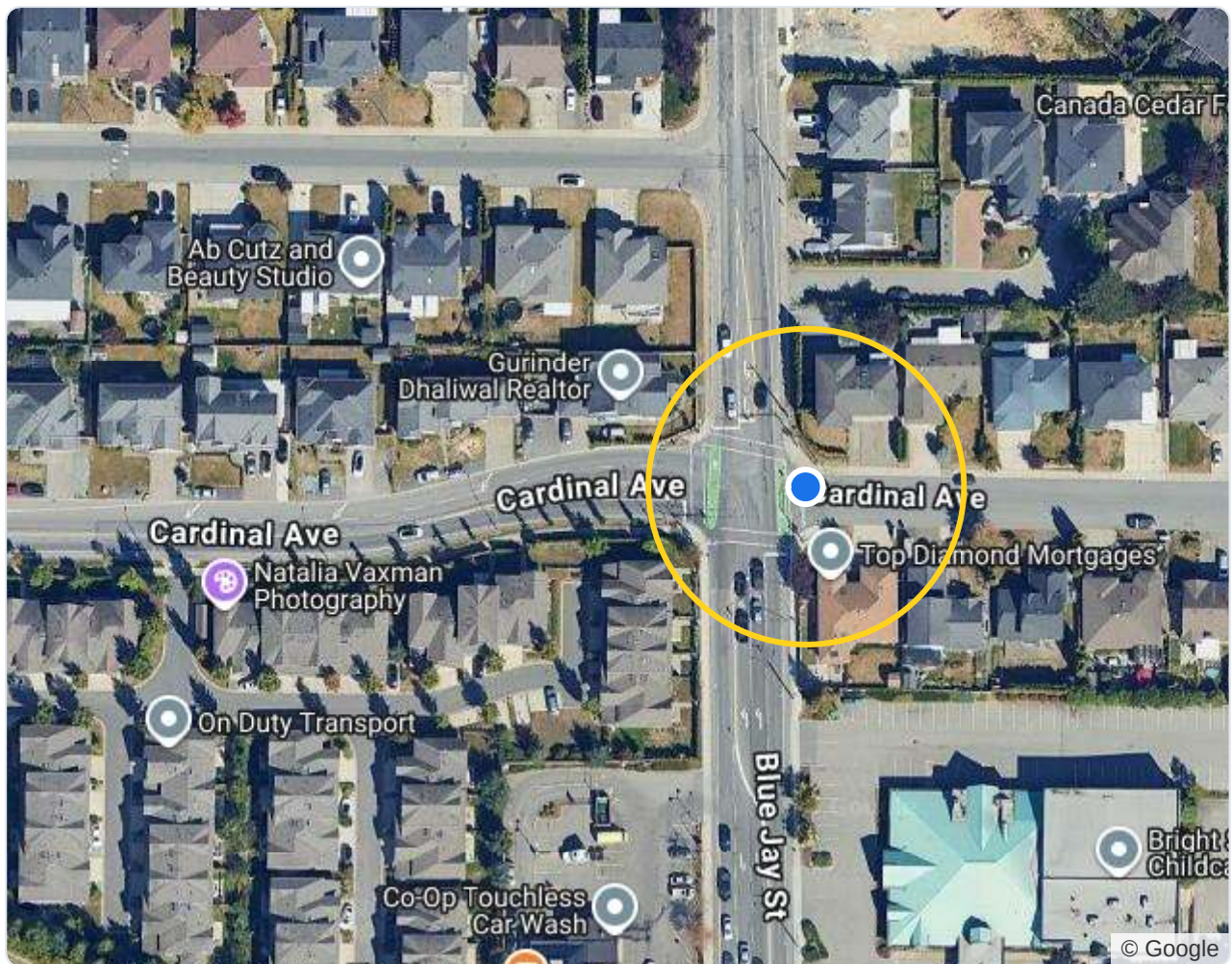
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call