BUILDING BROCHURE

SIMON FRASER HILLS IV

3062 Aries Pl. · Burnaby, BC V3J 7G2 · Simon Fraser Hills

Scan to view online

2 FOR SALE
FROM $549,000

2 SOLD · 12 MO
$520,000–$530,000

12-MO SOLD TREND
-4.1

Unit Mix

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2 units	6 units	10 units	1 unit
724 – 729 sf	913 – 1,184 sf	1,386 – 2,296 sf	1,970 – 1,970 sf
from $395,000	from $390,000	from $566,000	from $1,090,000

For Sale in SIMON FRASER HILLS IV & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	$/SF	UNIT / ADDRESS
$699,900	3 / 3	1386 sf	$505	2957 ARGO PLACE
$549,000	2 / 1	913 sf	$601	2975 ARGO PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	$/SF	DATE
$520,000	2 / 1ba	913 sf	$570	2026-03-16
$530,000	2 / 1ba	943 sf	$562	2025-09-15
$499,000	2 / 1ba	1184 sf	$421	2025-07-19
$775,000	3 / 2ba	1455 sf	$533	2025-04-14

Value & Financing

Price Positioning

$553 /sq ft

Active listings here average **$553/sf** vs **$874/sf** across Simon Fraser Hills.

37% below area average

Mortgage Snapshot

$2,629 /mo

Entry price (from)	**$549,000**
20% down payment	**$109,800**
Rate / amortization	**5.24% · 25 yr**

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

YEAR BUILT	LEVELS	SUITES	CONSTRUCTION
1974	3	102	Frame - Wood

EXTERIOR	TITLE TO LAND	STRATA PLAN
Frame Wood	Freehold Strata	NWS313

Overview

Welcome to Simon Fraser Hills Iv. Simon Fraser Hills Iv is a 102-home strata residence located at 3062 Aries Place in Burnaby, in the Simon Fraser Hills neighbourhood. Completed in 1974, it is registered under Strata Plan NWS313 and held as Freehold Strata. It sits near the intersection of Aries Place & Centaurus Drive.

Residents enjoy an array of amenities including club house, in-suite laundry and pool; outdoor, garage underbuilding parking and forced air / natural gas heating.

Set in Simon Fraser Hills, Burnaby, Simon Fraser Hills Iv offers a central location, private setting, recreation, shopping and treed nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ Club House

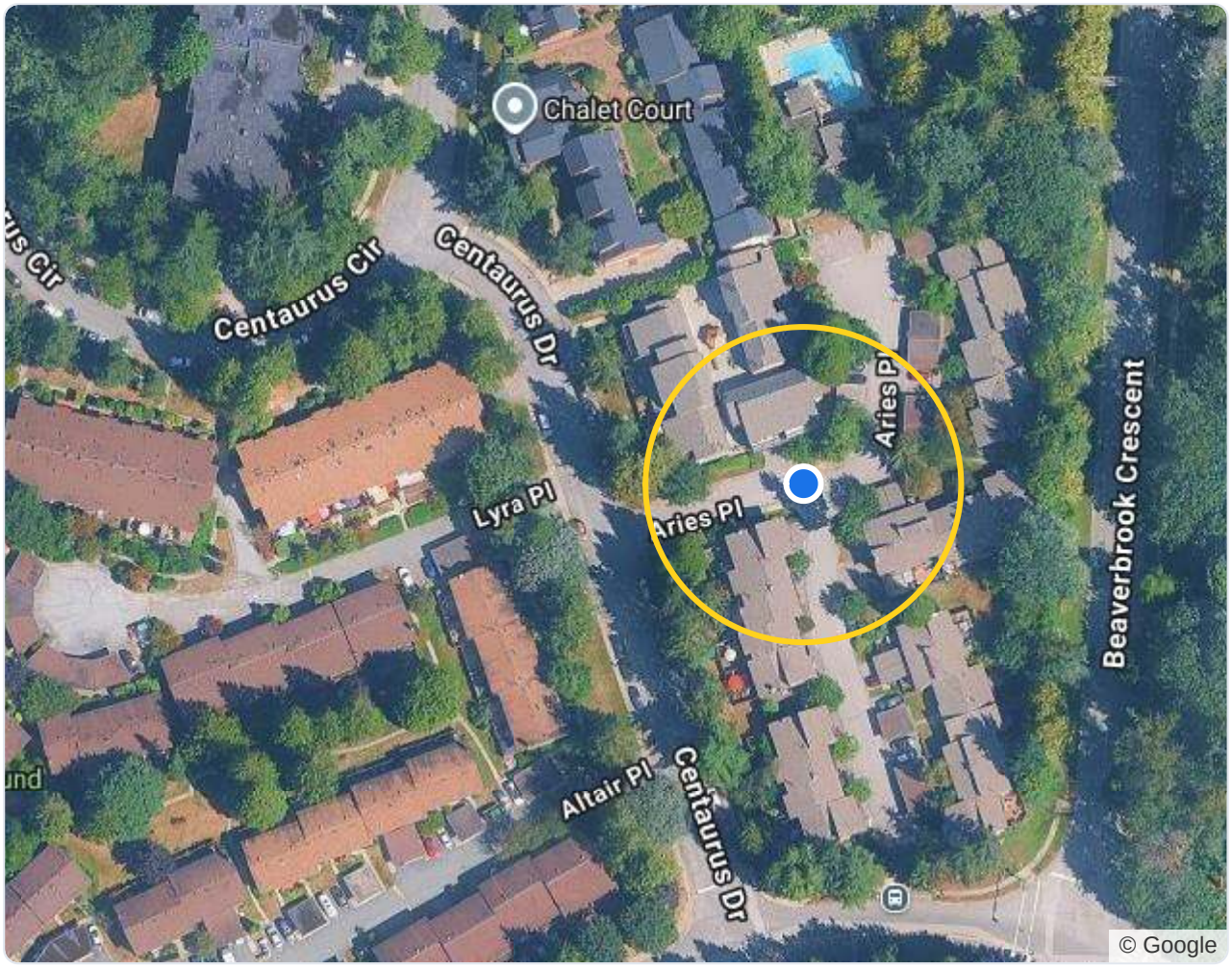
✓ In Suite Laundry

✓ Pool; Outdoor

Maintenance Fees Include

✓ Garbage Pickup
✓ Management
✓ Snow Removal
✓ Gardening
✓ 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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