

BUILDING BROCHURE

PARC LAURENT - 3071 GLEN BUILDING

3071 Glen Dr. · Coquitlam, BC V3B 7R1 · North Coquitlam



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2 FOR SALE
FROM \$619,000

5 SOLD · 12 MO
\$485,000-\$650,000


12-MO SOLD TREND
-2

Unit Mix

1 Bedroom 17 units 706 – 852 sf from \$403,000	2 Bedroom 19 units 928 – 1,550 sf from \$520,000	3 Bedroom 6 units 1,180 – 1,429 sf from \$710,000
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For Sale in Parc Laurent – 3071 Glen Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,000	3 / 2	1255 sf	\$581	401E 3081 GLEN DRIVE
\$619,000	2 / 3	1197 sf	\$517	108E 3081 GLEN DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$527,000	1 / 1ba	734 sf	\$718	2026-02-15
\$500,000	1 / 1ba	706 sf	\$708	2026-01-13
\$570,000	2 / 2ba	938 sf	\$608	2025-11-10
\$485,000	1 / 1ba	712 sf	\$681	2025-10-08

Value & Financing

Price Positioning \$549 /sq ft Active listings here average \$549/sf vs \$707/sf across North Coquitlam. 22% below area average	Mortgage Snapshot \$2,965 /mo Entry price (from) \$619,000 20% down payment \$123,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1994	LEVELS 22	SUITES 147	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS806	

Overview

Parc Laurent 3071 Glen Drive, Coquitlam, BC V3B 7R1, LMS806 Nestled in the heart of Coquitlam, this fantastic location is within walking distance to great shops at Coquitlam Shopping Center, tons of restaurants and coffee shops, grocery stores like Safeway, Shoppers Drug Mart and London Drugs, electronics and gadgets stores like Future Shop and Best Buy Canada, rapid transit including bus routes and the West Coast Express for hassle-free commute to Downtown Vancouver, City Hall and community centers. This is an excellent area for kids with all levels of schools including Glen Elementary, Pinetree Secondary and Douglas College David Lam Campus, recreation facilities such as Lafarge Lake, Town Center and Coquitlam Aquatic Center, parks and serene lakeside walking trail. Parc Laurent is a desirable twenty-two storey high-rise & fabulous location building in town with 147 units at 3061 Glen Drive, 3071 Glen Drive and 3081 Glen Drive. It is an extremely well maintained building with upgraded plumbing, electrical, HVAC, fire panel, security system, elevator and exterior paint. This beautiful complex features great recreation facilities and amenities including a modern exercise room with professional gym equipment, sauna/steam room, hot tub/swirlpool, entertainment room with kitchen and pool table, community library, meeting room, elevator, bike storage and underground parking. The units offer an open concept floor plan perfect for entertainment, floor to ceiling windows that let in tons of natural light, cozy gas fireplace for those cold winter nights and in-suite laundry. Enjoy breathtaking panoramic city and mountain views from your private balcony. Theres also an additional large locker for extra storage space. Parc Laurent definitely gives you the lifestyle you deserve! Dont miss this opportunity!

Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ In Suite Laundry | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

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