

NATURES GATE - 33338 BOURQUIN BUILDING

33338 EAST Bourquin Cres. · Abbotsford, BC V2S 1Y1 · Central Abbotsford



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2 FOR SALE
FROM \$379,900

13 SOLD · 12 MO
\$330,000–\$580,000



Unit Mix

1 Bedroom
21 units
663 – 805 sf
from \$273,800

2 Bedroom
60 units
802 – 1,276 sf
from \$355,000

For Sale in Natures Gate - 33338 Bourquin Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$469,900	2 / 2	967 sf	\$486	418 33318 E BOURQUIN CRESCENT
\$379,900	1 / 1	734 sf	\$518	406 33338 E BOURQUIN STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$330,000	1 / 1ba	688 sf	\$480	2026-07-09
\$489,000	2 / 2ba	993 sf	\$492	2026-07-07
\$480,000	2 / 2ba	1237 sf	\$388	2026-07-03
\$390,000	2 / 2ba	895 sf	\$436	2026-06-28

Value & Financing

Price Positioning

\$502 /sq ft

Active listings here average **\$502/sf** vs **\$454/sf** across Central Abbotsford.

11% above area average

Mortgage Snapshot

\$1,819 /mo

Entry price (from) **\$379,900**

20% down payment **\$75,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 143	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2236	MANAGEMENT Campbell Strata Management Ltd

Overview

Nature's Gate - 33338 East Bourquin Crescent Abbotsford, BC V2S 1Y1, BCS2236 - Located in a quiet and desirable neighbourhood in West Abbotsford on East Bourquin Crescent and Ware Street. Nature's Gate offers 143 exclusive homes built in 2008 that are professionally managed by Rancho 604-684-4508. This is a sought after neighbourhood in Abbotsford that is within minutes from all your amenities including transit, restaurants, Clearbrook Town Centre, Seven Oaks Shopping Centre, Mills Park, recreation, walking trails and much more! Direct access to highways

allows an easy commute to surrounding destinations including downtown Vancouver, Langley and Surrey.

Homes feature one or two bedrooms plus den, open concept floor plans, cozy electric fireplaces, 9' ceilings, plenty of windows to brighten your home, insuite laundry and oversized decks that boast a tranquil view of Ravine Park that can be seen from rear building units. Nature's Gate offers secure underground parking, visitor parking, storage lockers, two furnished guest suites, workshop and exercise centre. This is a well maintained and gated complex that is quality built with a balance of a 2-5-10 year warranty program. This community welcomes ages, is pet friendly and rentals are allowed with restrictions. This is a multiple address complex that includes 33318, 33328 and 33338 East Bourquin Crescent. Nature's Gate provides a private and village-like setting where residents are secluded away from busy city life. However, all your urban conveniences and amenities are just minutes away from this peaceful neighbourhood with nature surrounding. These stylish and sophisticated homes offer comfortable condo living that is suitable for every lifestyle - Live at Nature's Gate! 🏡

Amenities & Features

- | | |
|------------|---------------|
| ✓ Elevator | ✓ Guest Suite |
|------------|---------------|

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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