

RESIDENCES AT GATEWAY 1

33530 Mayfair Ave. · Abbotsford, BC V2S 0J2 · Central Abbotsford



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2 FOR SALE
FROM \$419,900

9 SOLD · 12 MO
\$385,000–\$640,000



Unit Mix

1 Bedroom
14 units
700 – 822 sf
from \$385,000

2 Bedroom
53 units
1,013 – 1,275 sf
from \$448,000

3 Bedroom
6 units
1,220 – 1,255 sf
from \$565,000

For Sale in Residences at Gateway 1 & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$670,000	2 / 3	1238 sf	\$541	502 33540 MAYFAIR AVENUE
\$419,900	1 / 2	815 sf	\$515	309 33540 MAYFAIR AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$538,900	2 / 3ba	1083 sf	\$498	2026-07-11
\$565,000	3 / 2ba	1255 sf	\$450	2026-06-21
\$385,000	1 / 2ba	780 sf	\$494	2026-05-14
\$570,000	2 / 2ba	1078 sf	\$529	2026-04-15

Value & Financing

Price Positioning

\$528 /sq ft

Active listings here average **\$528/sf** vs **\$468/sf** across Central Abbotsford.

13% above area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2018	LEVELS 6	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5007	DEVELOPER Boulevard Group
ARCHITECT Focus Architecture		MANAGEMENT Steadfast Properties Ltd.	

Overview

Residences at Gateway 1 - 33530 Mayfair Avenue, Abbotsford, BC V2S 0J2, Canada. Strata plan number EPS5007. Crossroads are Mayfair Avenue and McCallum Road. Classic 6-storey wood-frame building with an exclusive collection of 48 contemporary homes. Completed in 2018.

Timeless in design, the generously sized 1, 2 and 3 bedroom suites boast well-thought-out floor

plans, light-filled kitchens, and large private patios and decks. An expansive Mediterranean-style courtyard garden, complete with a grotto, gazebo and grape-covered arbours, adds to the quality of life and sense of place. Developed by Boulevard Group. Architectural design by Focus Architecture.

Nestled between the University District and Historic Downtown Abbotsford, it offers a unique blend of old and new, plus some of the Valley's finest amenities. A home at Residences at Gateway puts you in the center of this vibrant new neighbourhood - just steps from coffee shops, restaurants, the new McCallum Junction shopping centre, and all the professional, spa and health services and Gateway.

Other building in complex: [Residences at Gateway 2](#) - 33540 Mayfair Ave

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | ✓ Water |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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