

BUILDING BROCHURE

# TERRACES AT CASCADE VILLAGE

3441 Curle Ave. · Burnaby, BC V5G 4P4 · Burnaby Hospital



Scan to view online



**2** FOR SALE  
FROM \$825,000

**8** SOLD · 12 MO  
\$638,800–\$1,186,000

  
12-MO SOLD TREND  
65.5

# Unit Mix

|                                                                         |                                                                         |                                                                          |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>14 units<br>696 – 1,824 sf<br><b>from \$459,000</b> | <b>2 Bedroom</b><br>62 units<br>893 – 1,990 sf<br><b>from \$520,000</b> | <b>3 Bedroom</b><br>6 units<br>1,633 – 2,320 sf<br><b>from \$920,000</b> |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|

# For Sale in Terraces At Cascade Village & Complex

2 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|--------------------|--------------|---------|-------|-----------------------|
| <b>\$1,288,000</b> | 3 / 2        | 1966 sf | \$655 | 3 3980 CANADA WAY     |
| <b>\$825,000</b>   | 2 / 2        | 1239 sf | \$666 | 402 3401 CURLE AVENUE |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$1,051,000</b> | 2 / 2ba | 1673 sf | \$628 | 2026-08-17 |
| <b>\$737,000</b>   | 2 / 2ba | 1135 sf | \$649 | 2025-12-23 |
| <b>\$638,800</b>   | 2 / 1ba | 908 sf  | \$704 | 2025-11-12 |
| <b>\$1,186,000</b> | 3 / 2ba | 1966 sf | \$603 | 2025-10-28 |

# Value & Financing

|                                                                                                                                                                              |                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$660</b> /sq ft<br>Active listings here average <b>\$660/sf</b> vs <b>\$964/sf</b> across Burnaby Hospital.<br><b>32% below area average</b> | <b>Mortgage Snapshot</b><br><b>\$3,951</b> /mo<br>Entry price (from) <b>\$825,000</b><br>20% down payment <b>\$165,000</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                                           |
|----------------------------------|------------------------------------------------|--------------------------------------|-----------------------------------------------------------|
| <b>YEAR BUILT</b><br><b>1986</b> | <b>LEVELS</b><br><b>4</b>                      | <b>SUITES</b><br><b>250</b>          | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>                |
| <b>EXTERIOR</b><br><b>Wood</b>   | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>NWS2153</b> | <b>MANAGEMENT</b><br><b>Pacific Quorum Properties Inc</b> |

## Overview

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Terraces At Terraces At Cascade Village» - 3441 Curle Avenue, Burnaby, BC V5G 4P4, NWS2153» - Located in the popular Burnaby Hospital subarea of Burnaby South on Curle Avenue and Canada Way. This is a convenient area that is close to BCIT, Skytrain and abundance of retail shops and specialty services. Direct access to Canada Way and other major routes allows an easy commute to surrounding destinations including Vancouver, North Vancouver, New Westminster and Coquitlam.

Residents at the Terraces At Cascade Village townhomes will be close to Avondale and Broadview Parks, Burnaby and Carlton Hospitals. Also around Terraces At Cascade Village townhomes is Renfrew Community Elementary and Moscrop Secondary Schools, Bee House Montessori Day Care and Maples Adolescent Treatment Centre. Some excellent restaurants in the area include Agra Tandoori, Manoli's Taverna, Burnaby Palace, Charlie's Chocolate Factory and Grand Dynasty Seafood Restaurant.

Terraces At Cascade Village is a multiple address complex that includes 250 townhome units on 3401, 3421, 3441, 3461 Curle Avenue, 3960, 3980 Canada Way, 3950, 3970 Linwood Street.

Terraces At Cascade Village was built in 1991 and its homes featuring functional open floor layout, fireplace, in suite laundry and locker. Enjoy fantastic complex amenities such as exercise centre, guest suite, indoor pool, whirlpool and sauna, party room, theatre, underground parking, lush gardens, on site caretaker, snow removal and garbage pickup. Convenient location, beautiful views, onsite amenities - move to Terraces At Cascade Village today!»

## Amenities & Features

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- |                     |                    |
|---------------------|--------------------|
| ✓ Elevator          | ✓ Exercise Centre  |
| ✓ In Suite Laundry  | ✓ Pool; Indoor     |
| ✓ Recreation Center | ✓ Sauna/steam Room |

## Maintenance Fees Include

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- |                       |             |
|-----------------------|-------------|
| ✓ Caretaker           | ✓ Gardening |
| ✓ Recreation Facility |             |



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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