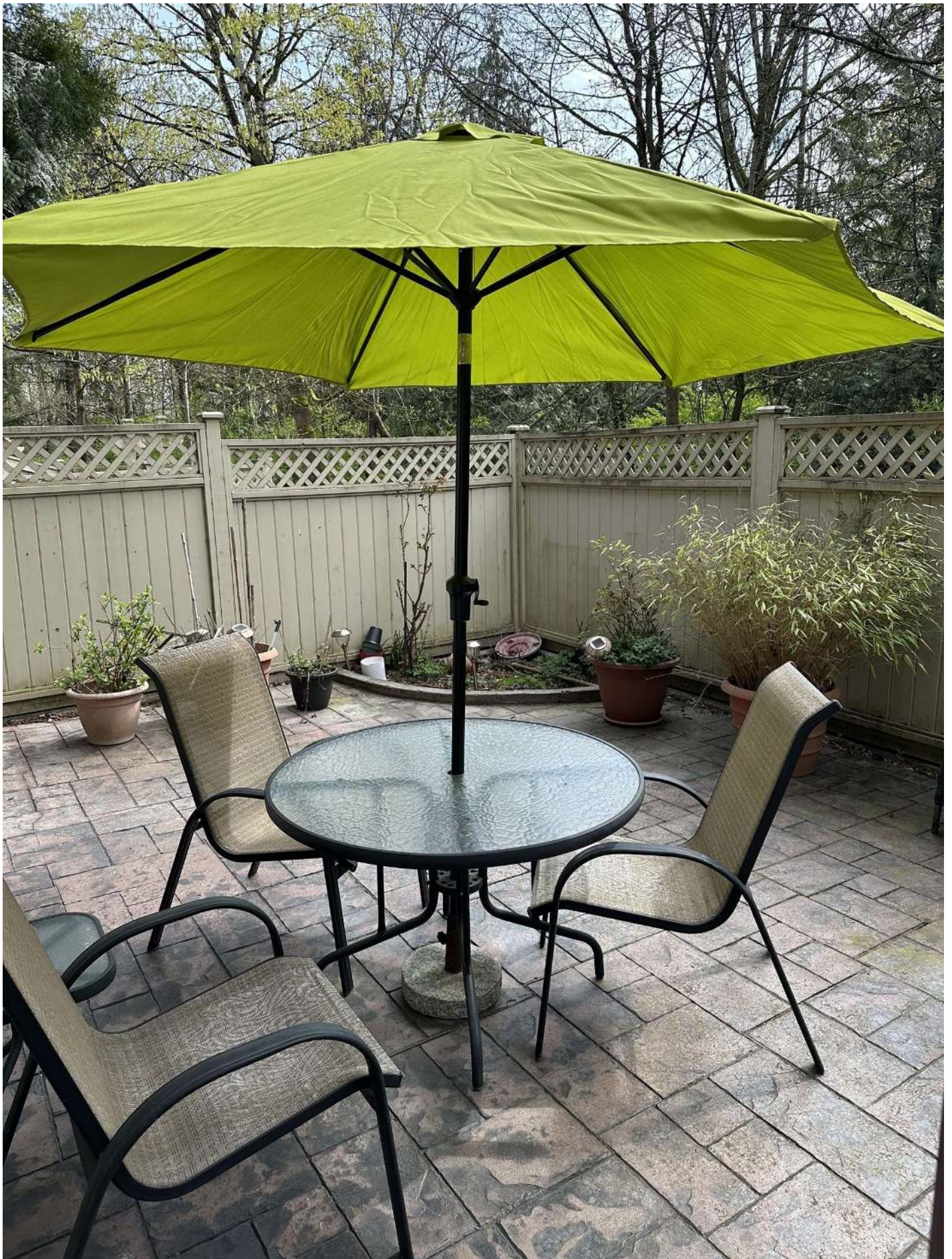


BUILDING BROCHURE

RICHVIEW GARDENS

3454 Langford Ave. · Vancouver, BC V5S 4B7 · Champlain Heights





1 FOR SALE
FROM \$730,000



Unit Mix

2 Bedroom

7 units
1,045 – 1,148 sf
from \$469,900

3 Bedroom

4 units
1,315 – 1,359 sf
from \$638,000

For Sale in RICHVIEW GARDENS & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$730,000	3 / 2	1359 sf	\$537	3444 LANGFORD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$720,000	3 / 2ba	1326 sf	\$543	2025-07-06
\$660,000	2 / 2ba	1148 sf	\$575	2024-02-08
\$700,000	2 / 2ba	1065 sf	\$657	2023-09-18
\$649,000	2 / 2ba	1086 sf	\$598	2023-07-04

Value & Financing

Price Positioning

\$537 /sq ft

Active listings here average **\$537/sf** vs **\$898/sf** across Champlain Heights.

40% below area average

Mortgage Snapshot

\$3,496 /mo

Entry price (from)	\$730,000
20% down payment	\$146,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
1980

LEVELS
3

SUITES
33

CONSTRUCTION
Frame - Wood

EXTERIOR
Wood

TITLE TO LAND
**Leasehold Prepaid-
strata**

STRATA PLAN
VAS880

Overview

Welcome to Richview Gardens. Richview Gardens is a 33-home strata residence located at 3454 Langford Avenue in Vancouver, in the Champlain Heights neighbourhood. Completed in 1980, it is registered under Strata Plan VAS880 and held as Leasehold Prepaid-Strata. It sits near the intersection of Langford Avenue & Stikine Place.

Residents enjoy an array of amenities including in-suite laundry, carport single guest front access asphalt parking and baseboard / electric heating.

Set in Champlain Heights, Vancouver, Richview Gardens offers shopping, private yard, a central location, near golf course, greenbelt and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Management

✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call