

BUILDING BROCHURE

THE MCGREGOR

3463 Crowley Dr. · Vancouver, BC V5R 6C6 · Collingwood VE



Scan to view online



3 FOR SALE
FROM \$499,900

8 SOLD · 12 MO
\$470,000–\$648,000


12-MO SOLD TREND
-7.5

Unit Mix

1 Bedroom

28 units
552 – 676 sf
from \$425,500

2 Bedroom

38 units
731 – 922 sf
from \$524,800

For Sale in The McGregor & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$645,000	2 / 2	731 sf	\$882	1203 5189 GASTON STREET
\$599,900	2 / 2	757 sf	\$792	1408 5189 GASTON STREET
\$499,900	1 / 1	665 sf	\$752	504 5189 GASTON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$609,000	2 / 2ba	765 sf	\$796	2026-06-28
\$602,888	2 / 2ba	759 sf	\$794	2026-06-27
\$488,200	1 / 1ba	676 sf	\$722	2026-05-25
\$480,000	1 / 1ba	581 sf	\$826	2026-05-24

Value & Financing

Price Positioning

\$809 /sq ft

Active listings here average **\$809/sf** vs **\$920/sf** across Collingwood VE.

12% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 4	SUITES 244	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2211	

Overview

MacGregor - 3463 Crowley Drive, Vancouver, BC V5R 6C5, LMS2211 - located in Collingwood area of East Vancouver, near the crossroads Crowley Drive and Joyce Street, just a block from Joyce Skytrain station. Macgregor is walking distance to Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown within a short drive (one skytrain station away). Slocan Park and Renfrew Ravine Park, John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Fountain Tire and Norquay Park with its great playground are close to the development. MacGregor was built in 1996. It is a five-level building with frame-wood construction. The amenities are wheelchair access, lounge, guest suite, garden, in-suite laundry, three elevators. Most homes offer open living/dining area, laminate floors, spacious rooms, large balcony, clubhouse with ping-pong table, secured parking and crown molding. Security camera installed 2008. Outside paint done in 2009.

Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call