

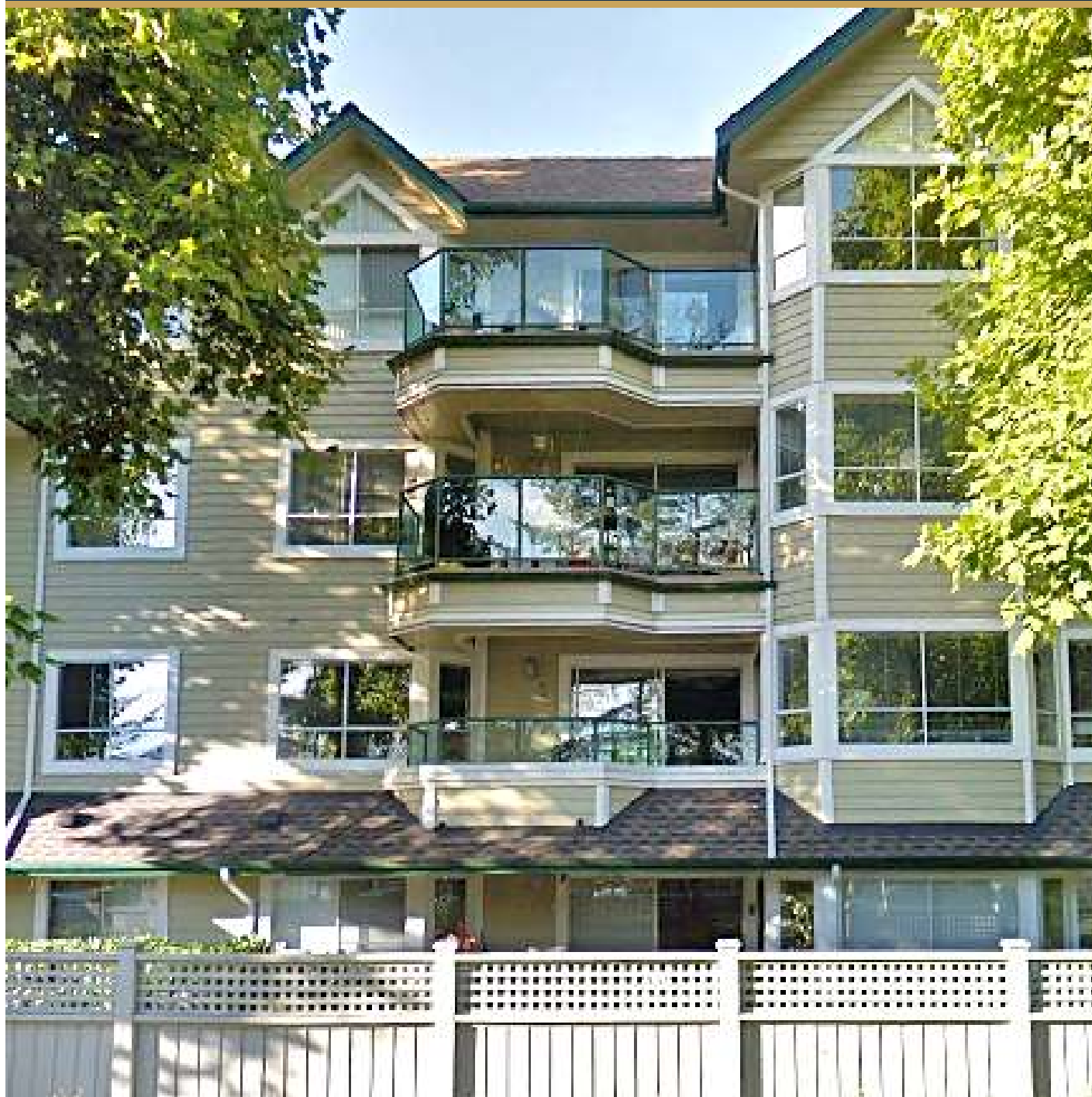
BUILDING BROCHURE

# PARKGATE MANOR - 3680 BANFF BUILDING

3680 Banff Crt. · North Vancouver, BC V7H 2Y7 · Northlands



Scan to view online





**2** FOR SALE  
FROM \$949,000

**7** SOLD · 12 MO  
\$929,000–\$1,202,000

**12-MO SOLD TREND**  
10.4

## Unit Mix

### 2 Bedroom

51 units  
1,228 – 2,328 sf  
**from \$794,000**

### 3 Bedroom

1 unit  
2,341 – 2,341 sf  
**from \$1,690,000**

## For Sale in Parkgate Manor - 3680 Banff Building & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS       |
|------------------|--------------|---------|-------|----------------------|
| <b>\$997,000</b> | 2 / 2        | 1380 sf | \$722 | 301 3680 BANFF COURT |
| <b>\$949,000</b> | 2 / 2        | 1469 sf | \$646 | 208 3690 BANFF COURT |

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$980,000</b>   | 2 / 2ba | 1381 sf | \$710 | 2026-08-12 |
| <b>\$998,900</b>   | 2 / 2ba | 1362 sf | \$733 | 2026-03-31 |
| <b>\$950,000</b>   | 2 / 2ba | 1389 sf | \$684 | 2026-03-26 |
| <b>\$1,028,000</b> | 2 / 2ba | 1434 sf | \$717 | 2026-03-01 |

## Value & Financing

### Price Positioning

**\$684** /sq ft

Active listings here average **\$684/sf** vs **\$860/sf** across Northlands.

### Mortgage Snapshot

**\$4,545** /mo

Entry price (from) **\$949,000**  
20% down payment **\$189,800**

20% below area average

Rate / amortization

5.24% · 25 yr

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

|                           |                                         |                              |                                     |
|---------------------------|-----------------------------------------|------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1992</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>136</b>         | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS240</b> | MANAGEMENT<br><b>Associa</b>        |

## Overview

Parkgate Manor - 3680 Banff Courtt, North Vancouver, BC V7H 2Y7, Canada. Strata Plan LMS240. Parkgate Manor is located on Banff Court and Mount Seymour Parkway in a convenient neighbourhood of North Vancouver. Built in 1992, Parkgate Manor offers 136 homes located on Banff Court and Mount Seymour Parkway in a convenient neighbourhood of North Vancouver.

This is a prime location just minutes away from North Vancouver District Public Library, Shoppers Drug Mart, Safeway, Bean Around The World, Subway, A&W, M&M Meats, and Kostas Taverna. Transit and major routes are close by and within walking distance. Features of Parkgate Manor include elevators, an exercise centre, in suite laundry, an indoor pool, a sauna, and wheelchair access. Parkgate Manor allows rentals and 2 pets with restrictions.

## Amenities & Features

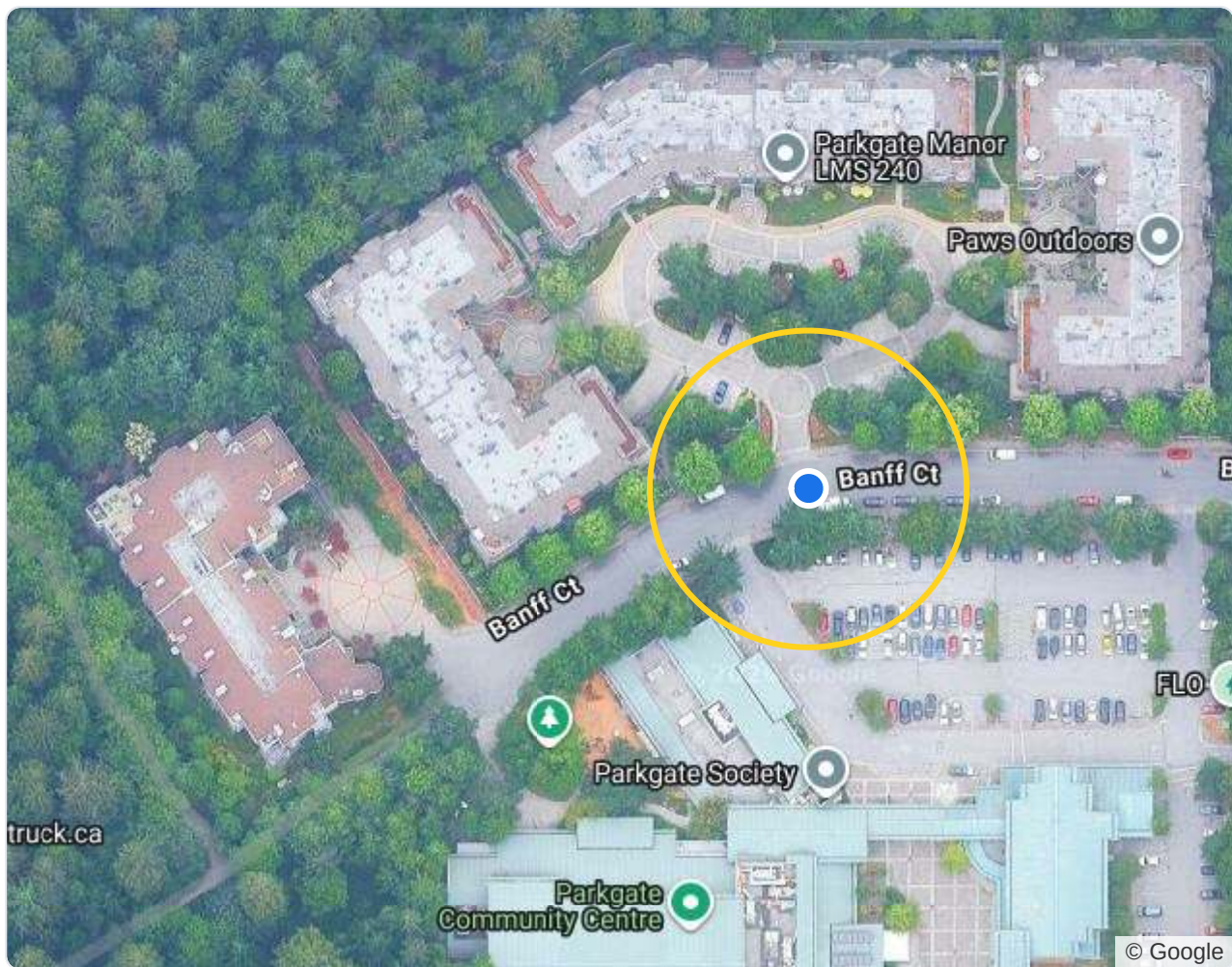
- ✓ Club House
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Sauna/steam Room

## Maintenance Fees Include

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



## Location



**Les Twarog**

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