

BUILDING BROCHURE

WESTWAY VILLAGE - 38181 WESTWAY BUILDING

38181 Westway Ave. · Squamish, BC V0N 3G0 · Valleycliffe



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4 FOR SALE
FROM \$349,000

2 SOLD · 12 MO
\$314,900–\$355,000

12-MO SOLD TREND
-18.4

Unit Mix

1 Bedroom

2 units
653 – 720 sf
from \$263,000

2 Bedroom

18 units
780 – 990 sf
from \$325,000

3 Bedroom

24 units
990 – 1,208 sf
from \$308,000

For Sale in Westway Village – 38181 Westway Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$385,000	2 / 1	825 sf	\$467	54 38185 WESTWAY AVENUE
\$379,000	3 / 2	1006 sf	\$377	5 38171 WESTWAY AVENUE
\$359,000	2 / 1	925 sf	\$388	25 38175 WESTWAY AVENUE
\$349,000	2 / 1	780 sf	\$447	92 38179 WESTWAY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$355,000	3 / 2ba	1157 sf	\$307	2026-07-02
\$314,900	1 / 1ba	720 sf	\$437	2026-02-20
\$308,000	3 / 2ba	1079 sf	\$285	2025-08-31
\$385,000	3 / 2ba	1083 sf	\$355	2025-05-14

Value & Financing

Price Positioning

Mortgage Snapshot

\$420 /sq ft

Active listings here average **\$420/sf** vs **\$804/sf** across Valleycliffe.

48% below area average

\$1,671 /mo

Entry price (from) **\$349,000**

20% down payment **\$69,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1972	LEVELS 3	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2549	MANAGEMENT Confidential

Overview

Welcome to Westway Village. Westway Village is a 96-home strata residence located at 38181 Westway Ave in Squamish, in the Valleycliffe neighbourhood. Completed in 1972. It is registered under Strata Plan VAS2549 and held as Freehold Strata.

Residents enjoy an array of amenities including exercise centre, pool; outdoor and tennis court(s), open parking and baseboard / electric heating.

Set in Valleycliffe, Squamish, Westway Village offers garden and no outdoor area nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

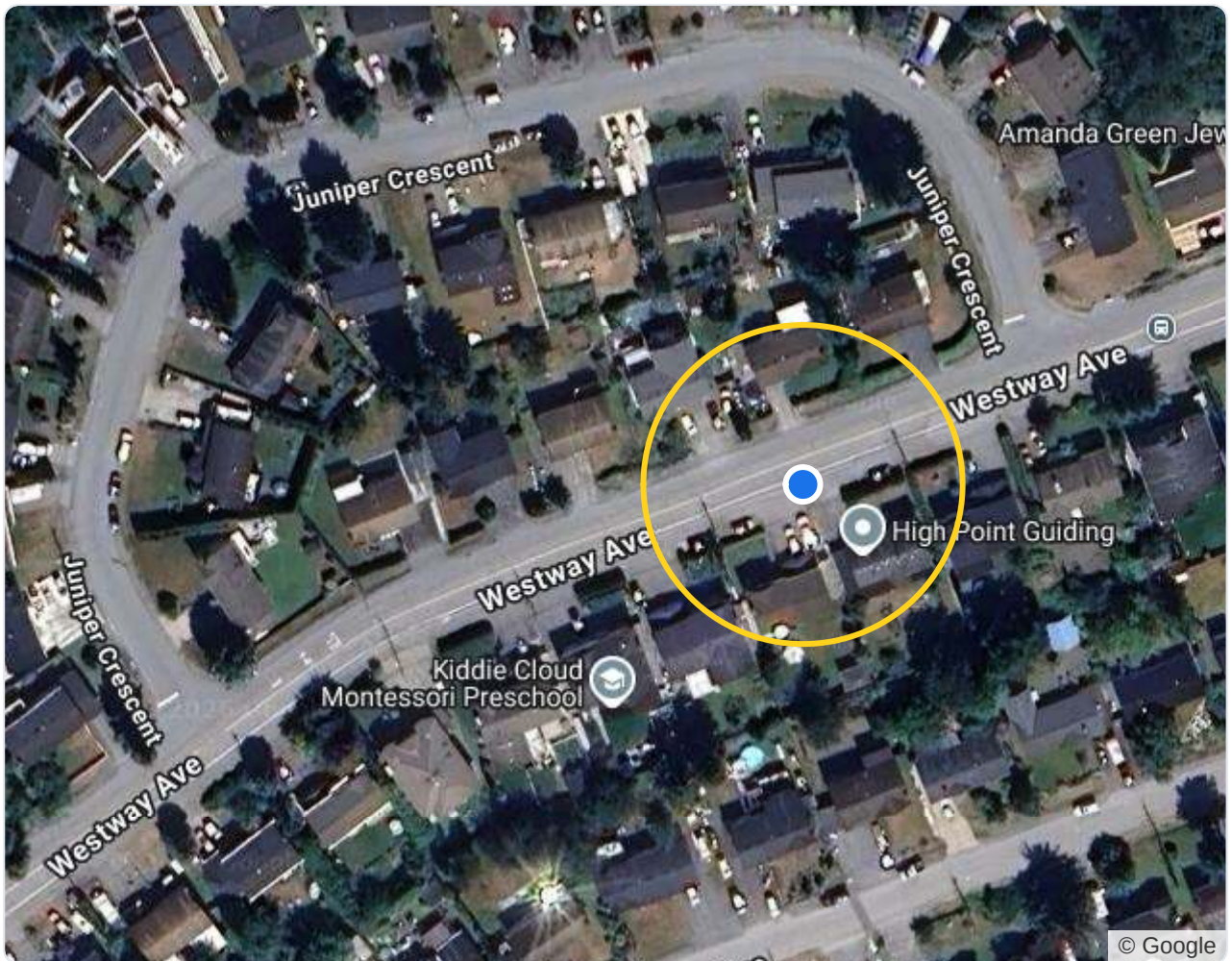
Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Tennis Court(s)

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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