

BUILDING BROCHURE

LOUGHEED ESTATES - 3921 CARRIGAN BUILDING

3921 Carrigan Crt. · Burnaby, BC V3N 4J7 · Government Road



Scan to view online



1 FOR SALE
FROM \$614,900

4 SOLD · 12 MO
\$372,500-\$515,000



Unit Mix

1 Bedroom 6 units 664 – 707 sf from \$329,000	2 Bedroom 21 units 862 – 1,091 sf from \$419,000	3 Bedroom 7 units 1,156 – 1,300 sf from \$543,000
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For Sale in Lougheed Estates – 3921 Carrigan Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$614,900	3 / 2	1232 sf	\$499	119 3911 CARRIGAN COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$372,500	1 / 1ba	680 sf	\$548	2026-06-20
\$515,000	2 / 1ba	929 sf	\$554	2026-03-27
\$500,000	2 / 1ba	873 sf	\$573	2026-02-25
\$500,000	2 / 1ba	926 sf	\$540	2025-11-20

Value & Financing

Price Positioning \$499 /sq ft Active listings here average \$499/sf vs \$858/sf across Government Road. 42% below area average	Mortgage Snapshot \$2,945 /mo Entry price (from) \$614,900 20% down payment \$122,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1973	LEVELS 3	SUITES 123	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS92	MANAGEMENT The Wynford Group

Overview

Lougheed Estates is located at 3921 Carrigan Court, Burnaby, BC V3N 4J7, NWS92 located in Government Road area of Burnaby North, near the crossroads Cardston Court and Government Street. Lougheed Estates is steps from Ki Bang Kim, Grocery Store, Keswick Par, All Ways Driving school, Lougheed Town Centre and Lougheed Skytrain station. Fitness 2000, Bell Park, Burnaby Cariboo RV Park, London Drugs, Cameron Park, Coquitlam College, Burnaby Mountain Secondary and Simon Fraser University are close to the complex. Vannian Cafe, Edgwood Place, Bookside Court, Yan's Garden Chinese, Insadong Korean, White Spot, Sushi 2 Go, Sushi California are a few restaurants in the neighbourhood to choose from for a family dinner. The Lougheed Estates was built in 1973. It has frame-wood construction. There are 123 units in development and in strata. Lougheed Estates at 3921 Carrigan Court is one of two brown coloured Lougheed Estates buildings. The other is at 3911 Carrigan Court. Two pets are allowed. Rentals are permitted. The amenities are wheelchair access, underground secured parking, sauna, lounge, in-suite laundry, indoor pool and a bike room. Most homes offer open floor plan, vaulted ceilings, nice size balcony and laminate floors. Some units have stainless steel appliances, granite countertops and crown mouldings. The strata has maintained this building well, pipes and roofs already done with decks replaced as needed.

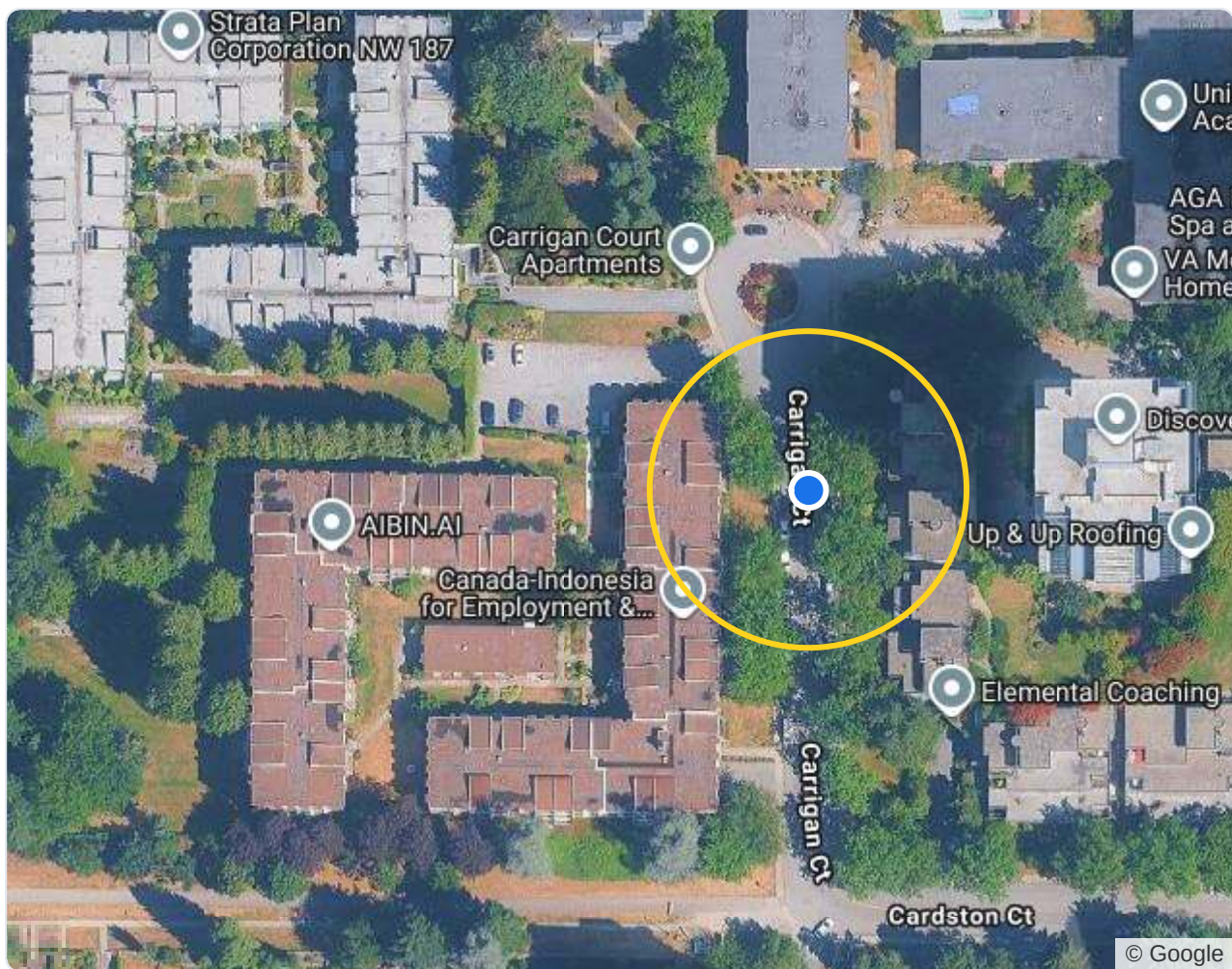
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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