

BUILDING BROCHURE

DISCOVERY PLACE II

3970 Carrigan Crt. · Burnaby, BC V3N 4S5 · Government Road



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7 FOR SALE
FROM \$426,800

5 SOLD · 12 MO
\$435,000–\$650,000


12-MO SOLD TREND
13.8

Unit Mix

1 Bedroom 25 units 778 – 878 sf from \$390,000	2 Bedroom 49 units 861 – 1,025 sf from \$473,800	3 Bedroom 4 units 1,125 – 1,158 sf from \$585,000
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For Sale in Discovery Place II & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$568,000	2 / 2	861 sf	\$660	2002 3970 CARRIGAN COURT
\$559,000	2 / 2	893 sf	\$626	1504 3970 CARRIGAN COURT
\$499,888	2 / 2	922 sf	\$542	2303 3970 CARRIGAN COURT
\$499,000	2 / 2	908 sf	\$550	1206 3970 CARRIGAN COURT
\$429,000	1 / 1	778 sf	\$551	1205 3970 CARRIGAN COURT
\$426,800	1 / 1	815 sf	\$524	1201 3970 CARRIGAN COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$650,000	2 / 2ba	887 sf	\$733	2026-06-16
\$516,000	2 / 2ba	893 sf	\$578	2026-04-07
\$552,000	2 / 2ba	911 sf	\$606	2026-03-17
\$568,800	2 / 2ba	927 sf	\$614	2026-02-24

Value & Financing

Price Positioning

\$575 /sq ft

Active listings here average **\$575/sf** vs **\$857/sf** across Government Road.

33% below area average

Mortgage Snapshot

\$2,044 /mo

Entry price (from) **\$426,800**

20% down payment **\$85,360**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1986	LEVELS 26	SUITES 219	CONSTRUCTION Concrete
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Overview

Discovery Place II - 3970 Carrigan Court, Burnaby, BC V3N 4J7, NWS2364 - located in Government area of Burnaby North, near the crossroads Cardston Court and Government Street. Discovery Place II 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 chose from for a family dinner. The Discovery Place II has an easy access to Trans-Canada Hwy1. The bus stop next to the complex and Lougheed Skytrain station within minutes of walk. The Discovery Place II was built in 1986. It is a 26-level concrete building. Pets are not allowed in this complex. Rentals are permitted. Discovery Place II is one of two Discovery Place towers. Discovery Place towers feature full amenities, including an indoor pool, hot tub, sauna, squash and raquet ball courts, pool and ping pong table. Views from the suites include views of Mt. Baker, the Fraser River, Surrey and Metrotown. Most homes features spacious open layout with extra large bedrooms, laminate floor, private patio on the ground floor, balcony, in-suite laundry, 1 parking and 1 locker. A lot of units have been renovated and offer hardwood floors, stainless steel appliances, ceramic floors, crown mouldings, granite countertops and paint.

Other building in development 3980 Carrigan Court, Crossroads are Cardston Court and Government Street.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Tennis Court(s)

Maintenance Fees Include

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

Location



Les Twarog

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