

BUILDING BROCHURE

CASCADE VILLAGE - 3970 LINWOOD BUILDING

3970 Linwood St. · Burnaby, BC V5G 4R5 · Burnaby Hospital



Scan to view online



2 FOR SALE
FROM \$825,000

8 SOLD · 12 MO
\$638,800-\$1,186,000


12-MO SOLD TREND
65.5

Unit Mix

1 Bedroom 14 units 696 – 1,824 sf from \$459,000	2 Bedroom 62 units 893 – 1,990 sf from \$520,000	3 Bedroom 6 units 1,633 – 2,320 sf from \$920,000
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For Sale in Cascade Village - 3970 Linwood Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,288,000	3 / 2	1966 sf	\$655	3 3980 CANADA WAY
\$825,000	2 / 2	1239 sf	\$666	402 3401 CURLE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,051,000	2 / 2ba	1673 sf	\$628	2026-08-17
\$737,000	2 / 2ba	1135 sf	\$649	2025-12-23
\$638,800	2 / 1ba	908 sf	\$704	2025-11-12
\$1,186,000	3 / 2ba	1966 sf	\$603	2025-10-28

Value & Financing

Price Positioning \$660 /sq ft Active listings here average \$660/sf vs \$962/sf across Burnaby Hospital. 31% below area average	Mortgage Snapshot \$3,951 /mo Entry price (from) \$825,000 20% down payment \$165,000 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 1989	LEVELS 4	SUITES 250	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2153	MANAGEMENT Associa

Overview

Cascade Village is located at 3970 Linwood Street, Burnaby, BC V5G 4R5, NWS2153. Located in the popular Burnaby Hospital subarea of Burnaby South on Linwood Street and Canada Way. This is a convenient area that is close to BCIT, Skytrain and abundance of retail shops and specialty services. Direct access to Canada Way and other major routes allows an easy commute to surrounding destinations including Vancouver, North Vancouver, New Westminster and Coquitlam.

Residents at the Cascade Village townhomes will be close to Avondale and Broadview Parks, Burnaby and Carlton Hospitals. Also around Cascade Village townhomes is Renfrew Community Elementary and Moscrop Secondary Schools, Bee House Montessori Day Care and Maples Adolescent Treatment Centre. Some excellent restaurants in the area include Agra Tandoori, Manoli's Taverna, Burnaby Palace, Charlie's Chocolate Factory and Grand Dynasty Seafood Restaurant.

Cascade Village is a multiple address complex that includes 250 townhome units on 3401, 3421, 3441, 3461 Curle Avenue, 3960, 3980 Canada Way, 3950, 3970 Linwood Street.

Cascade Village was built in 1989 and its homes featuring functional open floor layout, fireplace, in suite laundry and locker. Enjoy fantastic complex amenities such as exercise centre, guest suite, indoor pool, whirlpool and sauna, party room, theatre, underground parking, lush gardens, on site caretaker, snow removal and garbage pickup. Convenient location, beautiful views, onsite amenities - move to Cascade Village today!

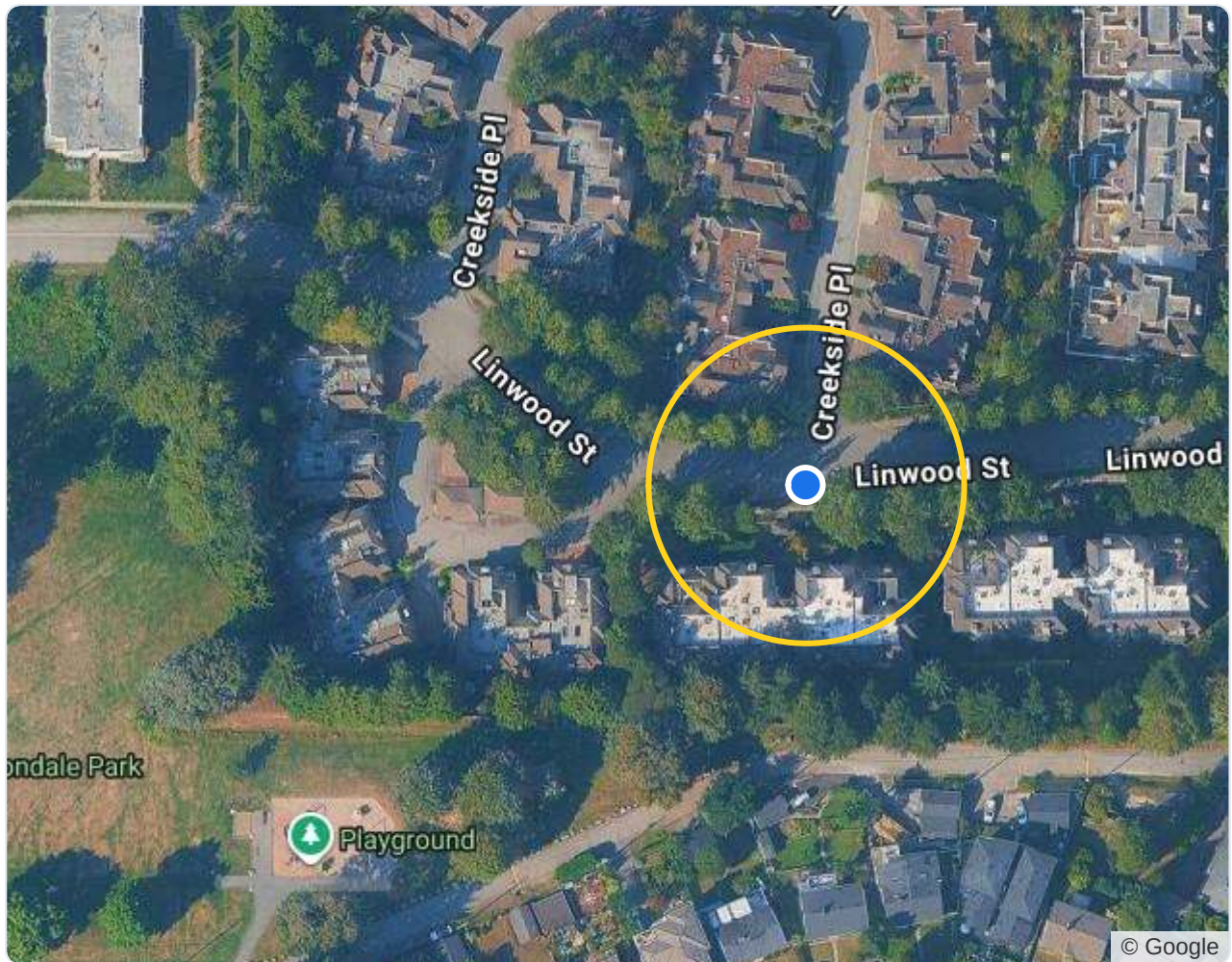
Amenities & Features

- | | |
|----------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Whirlpool/hot Tub |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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