

BUILDING BROCHURE

TIDES - 400 KLAHANIE BUILDING

400 Klahanie Dr. · Port Moody, BC V3H 5K9 · Port Moody Centre



Scan to view online



4 FOR SALE
FROM \$644,900

11 SOLD · 12 MO
\$572,500-\$880,000


12-MO SOLD TREND
19.9

Unit Mix

1 Bedroom 22 units 689 – 791 sf from \$460,000	2 Bedroom 55 units 861 – 1,050 sf from \$535,000	3 Bedroom 3 units 1,157 – 1,281 sf from \$743,500
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For Sale in Tides - 400 Klahanie Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$949,000	3 / 2	1281 sf	\$741	406 500 KLAHANIE DRIVE
\$798,888	2 / 2	1032 sf	\$774	213 400 KLAHANIE DRIVE
\$689,000	2 / 2	962 sf	\$716	315 400 KLAHANIE DRIVE
\$644,900	2 / 2	869 sf	\$742	208 500 KLAHANIE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$880,000	3 / 2ba	1157 sf	\$761	2026-07-12
\$572,500	1 / 1ba	711 sf	\$805	2026-06-22
\$700,000	2 / 2ba	965 sf	\$725	2026-06-04
\$590,000	1 / 1ba	791 sf	\$746	2026-04-22

Value & Financing

Price Positioning

\$743 /sq ft

Active listings here average **\$743/sf** vs **\$811/sf** across Port Moody Centre.

8% below area average

Mortgage Snapshot

\$3,089 /mo

Entry price (from)	\$644,900
20% down payment	\$128,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 4	SUITES 164	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1961	DEVELOPER Polygon

Overview

Tides - 400 Klahanie Drive, Port Moody, BC V3H 5L1, BCS1961 - located in the Centre of Port Moody, near the crossroads Klahanie Drive and Murray Street, across from Rocky Point Park on the beautiful Burrad Inlet. Tides is within minutes of walk from the Newport Village with great shops and boutiques. Conveniently located close to the Sutter Brook Village, Inlet Theater, Eagle Ridge Hospital, Port Moody Recreation Center, City Library and public transportation. Tides is walking distance from the West Coast Express and only a 25-minute trip to downtown Vancouver. Polygon built Tides in 2007 with a frame-wood construction, mixed exterior finishing and full rain screen. The Tides is comprised of 3 multi-phased low-rise buildings at 300, 400 and 500 Klahanie Drive. Most homes feature a spacious private balcony perfect for BBQs and entertaining with amazing mountains and water views as well, open concept living space with lots of windows, kitchen with stainless steel appliances and beautiful breakfast bar, in-suite laundry, cozy fireplace, bike storage, storage locker and secured underground parking. One of the most spectacular feature of this complex is The Canoe Club, which only the residents of Klahanie Drive have access. It has over 1500 sq ft of world class amenities including an outdoor swimming pool, whirlpool/hot tub, steam room, tennis and basketball courts, games room, exercise center, yoga and dance studio, theatre and music room, conference/meeting room, party room, guest suite, fireside lounge with bar and kitchenette and outdoor patio area with fireplace and BBQ area. It even provides a resident concierge and activities coordinator to help you plan your events.

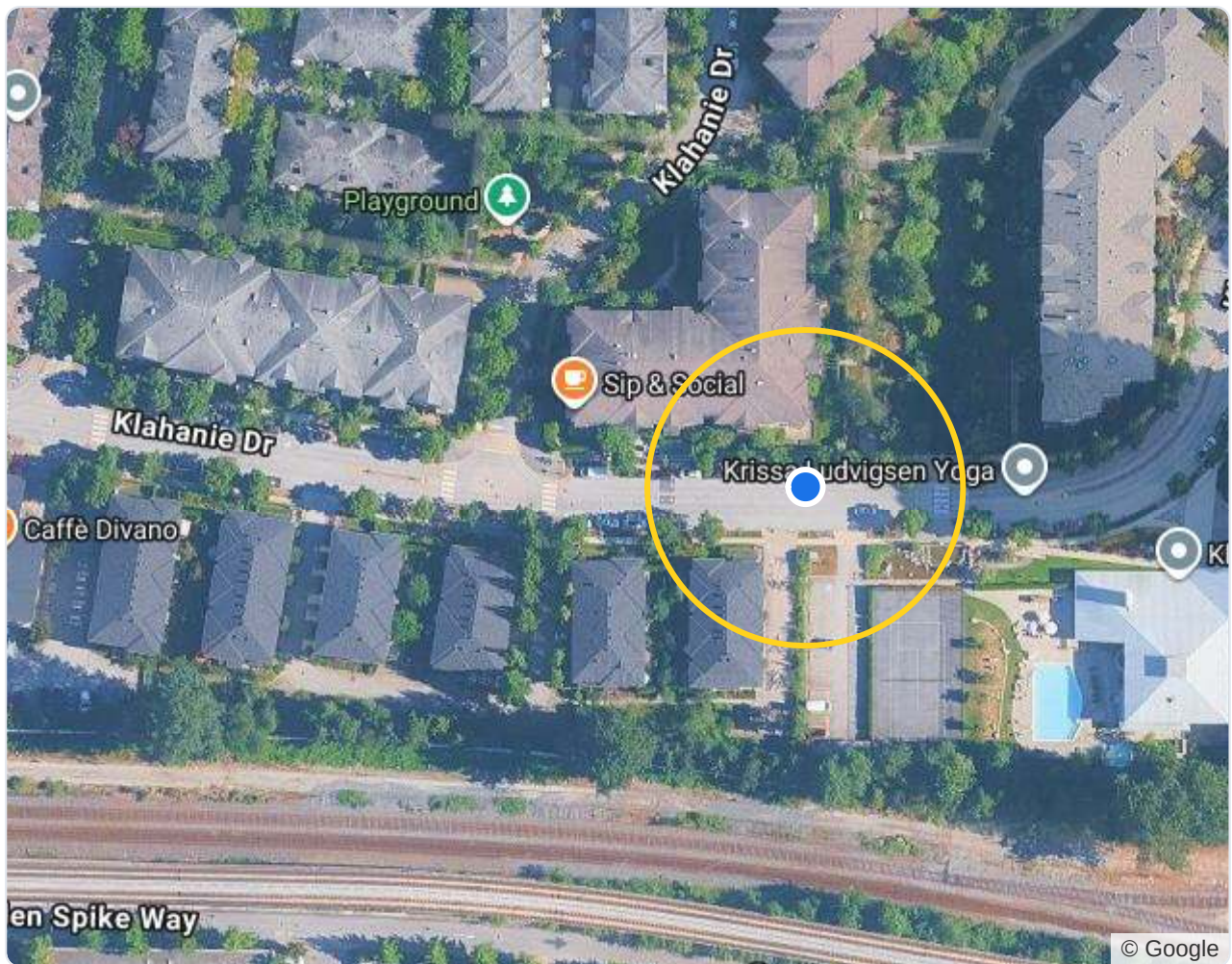
Amenities & Features

- | | |
|---------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ Pool; Outdoor |
| ✓ Swirlpool/hot Tub | ✓ Tennis Court(s) |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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