

BUILDING BROCHURE

FOREST GLEN

5127 Irving St. · Burnaby, BC V5H 1T6 · Forest Glen BS



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2 FOR SALE
FROM \$199,000

12-MO SOLD TREND
-0.3

Unit Mix

1 Bedroom

2 units
465 – 629 sf
from \$199,000

2 Bedroom

2 units
855 – 867 sf
from \$309,000

For Sale in FOREST GLEN & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$309,000	2 / 1	855 sf	\$361	106 5127 IRVING STREET
\$199,000	1 / 1	465 sf	\$428	101 5127 IRVING STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$334,000	1 / 1ba	629 sf	\$531	2021-09-11
\$335,000	2 / 1ba	867 sf	\$386	2021-03-12

Value & Financing

Price Positioning

\$395 /sq ft

Active listings here average **\$395/sf** vs **\$869/sf** across Forest Glen BS.

55% below area average

Mortgage Snapshot

\$953 /mo

Entry price (from) **\$199,000**

20% down payment **\$39,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1968	LEVELS 3	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Shares In Co-operative	STRATA PLAN NWP32362	MANAGEMENT Self Managed

Overview

Irving Apartments - 5127 Irving Street, Burnaby, BC V5H 1T6 - Located on Irving Street and Roal Oak Avenue in the popular Forest Glen BS of Burnaby South - a vibrant urban community filled

with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Irving Apartments is also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Irving Apartments include the Central Park Pitch & Putt Golf Course, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown, Deer Lake and Burnaby Central Parks. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Irving Apartments is a few minutes walk to Marlborough Elementary School and is close to Nelson Avenue Daycare, Steve Nash Fitness World Sports Club, Royal Oak Medical Centre, BC Biomedical Laboratories and a wide variety of restaurants including IHOP, Jang Mo Jib, Au Wing Kee, Royal Oak Sushi House many others. Irving Apartments is a three level complex built in 1968 that consists of 30 units featuring balcony. The complex offers gardening, shared laundry, secured parking stall and storage locker. Maintenance fees include gardening, heat, hot water and management. Convenient location, onsite amenities - move to Irving Apartments today!

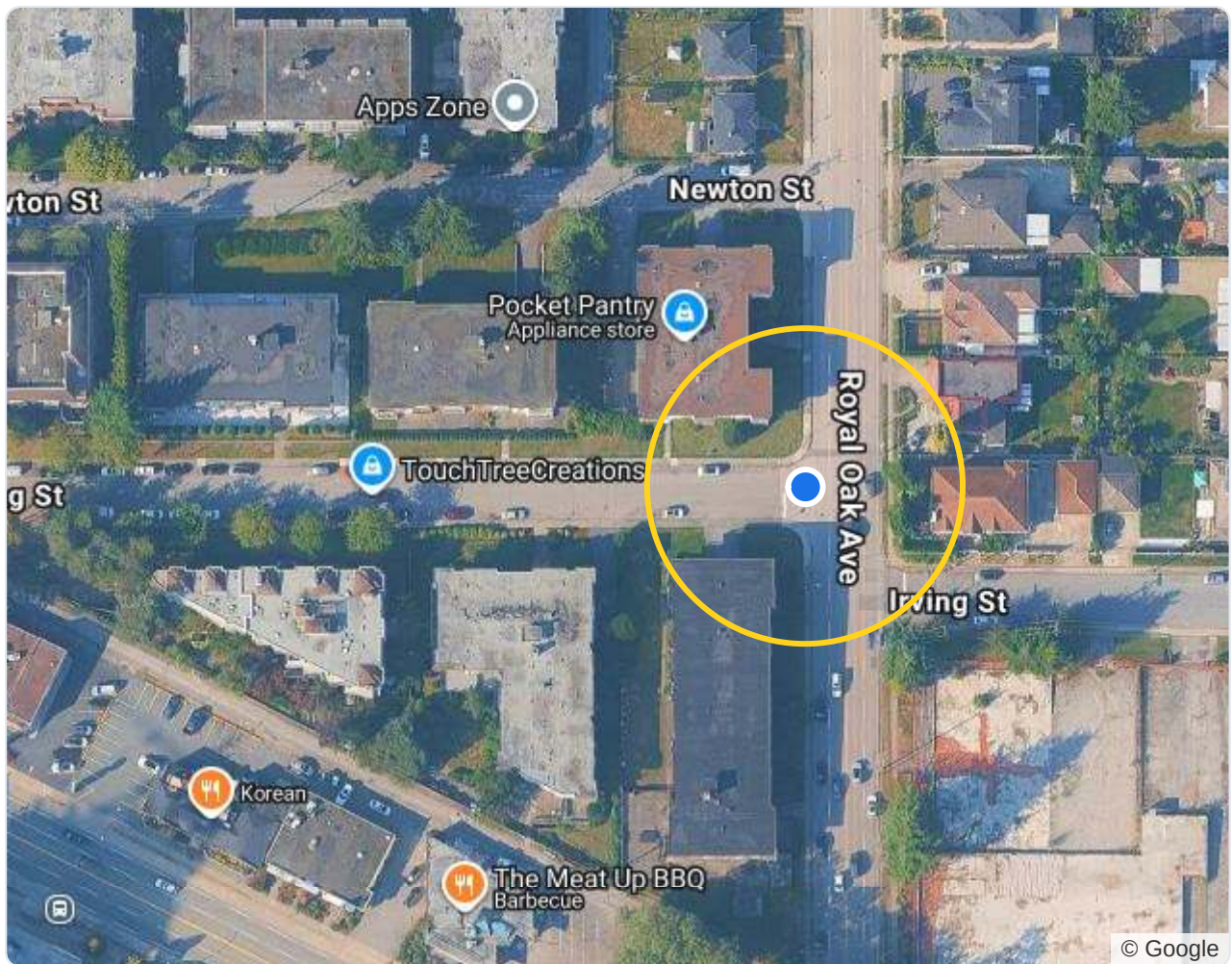
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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