

BUILDING BROCHURE

# THE COURTYARD - 5388 201A BUILDING

5388 201A St. · Langley, BC V3A 1S6 · Langley City



Scan to view online



**1** FOR SALE  
FROM \$755,000



# Unit Mix

|                                                                          |                                                                          |                                                                          |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>2 Bedroom</b><br>7 units<br>1,197 – 1,378 sf<br><b>from \$510,000</b> | <b>3 Bedroom</b><br>8 units<br>1,374 – 1,833 sf<br><b>from \$660,000</b> | <b>4 Bedroom</b><br>2 units<br>1,578 – 1,645 sf<br><b>from \$753,000</b> |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|

# For Sale in The Courtyard - 5388 201a Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|------------------|--------------|---------|-------|---------------------|
| <b>\$755,000</b> | 3 / 3        | 1833 sf | \$412 | 36 5388 201A STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$635,000</b> | 2 / 2ba | 1378 sf | \$461 | 2025-09-03 |
| <b>\$682,500</b> | 3 / 3ba | 1383 sf | \$493 | 2025-07-16 |
| <b>\$880,000</b> | 4 / 3ba | 1578 sf | \$558 | 2025-01-11 |
| <b>\$725,000</b> | 3 / 2ba | 1374 sf | \$528 | 2024-07-26 |

# Value & Financing

|                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$412</b> /sq ft<br><br>Active listings here average <b>\$412/sf</b> vs <b>\$580/sf</b> across Langley City.<br><br><b>29% below area average</b> | <b>Mortgage Snapshot</b><br><br><b>\$3,616</b> /mo<br><br>Entry price (from) <b>\$755,000</b><br>20% down payment <b>\$151,000</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                            |
|----------------------------------|------------------------------------------------|--------------------------------------|--------------------------------------------|
| <b>YEAR BUILT</b><br><b>2005</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>36</b>           | <b>CONSTRUCTION</b><br><b>Frame - Wood</b> |
| <b>EXTERIOR</b><br><b>Mixed</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>BCS1556</b> | <b>MANAGEMENT</b><br><b>Self Managed</b>   |

# Overview

The Courtyard - 5388 201A Street Langley, BC V3A 1S6, BCS1556 - Located in a desirable neighbourhood in the heart of Langley on 201A Street and 53 Avenue. The Courtyard offers 36

luxury townhomes built in 2005 that are professionally managed. This is a sought after location that is close to bus stops, Simonds Elementary, HD Stafford Secondary, Kwantlen Polytechnic University, restaurants, coffee shops, Safeway, IGA, Valley Centre, recreation, parks, medical services, Fraser Valley Regional Library, Willowbrook Shopping Centre, Cascades Casino, Newlands Golf and Country Club and much more! Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Most homes feature three levels, a gas fireplace, spacious living areas, open concept kitchen with island, stainless steel appliances and bay windows. Residents can enjoy their oversized balconies, private fully fenced backyards with patio areas that are perfect for BBQ's and relaxing. Other features include in-suite laundry, a spacious single or double garage with extra room for a workshop or storage and a full sized driveway for additional parking. This is a well maintained complex where homes are quality built with rainscreen technology. This is a family oriented community that offers comfortable townhome living - Live at The Courtyard!

## Amenities & Features

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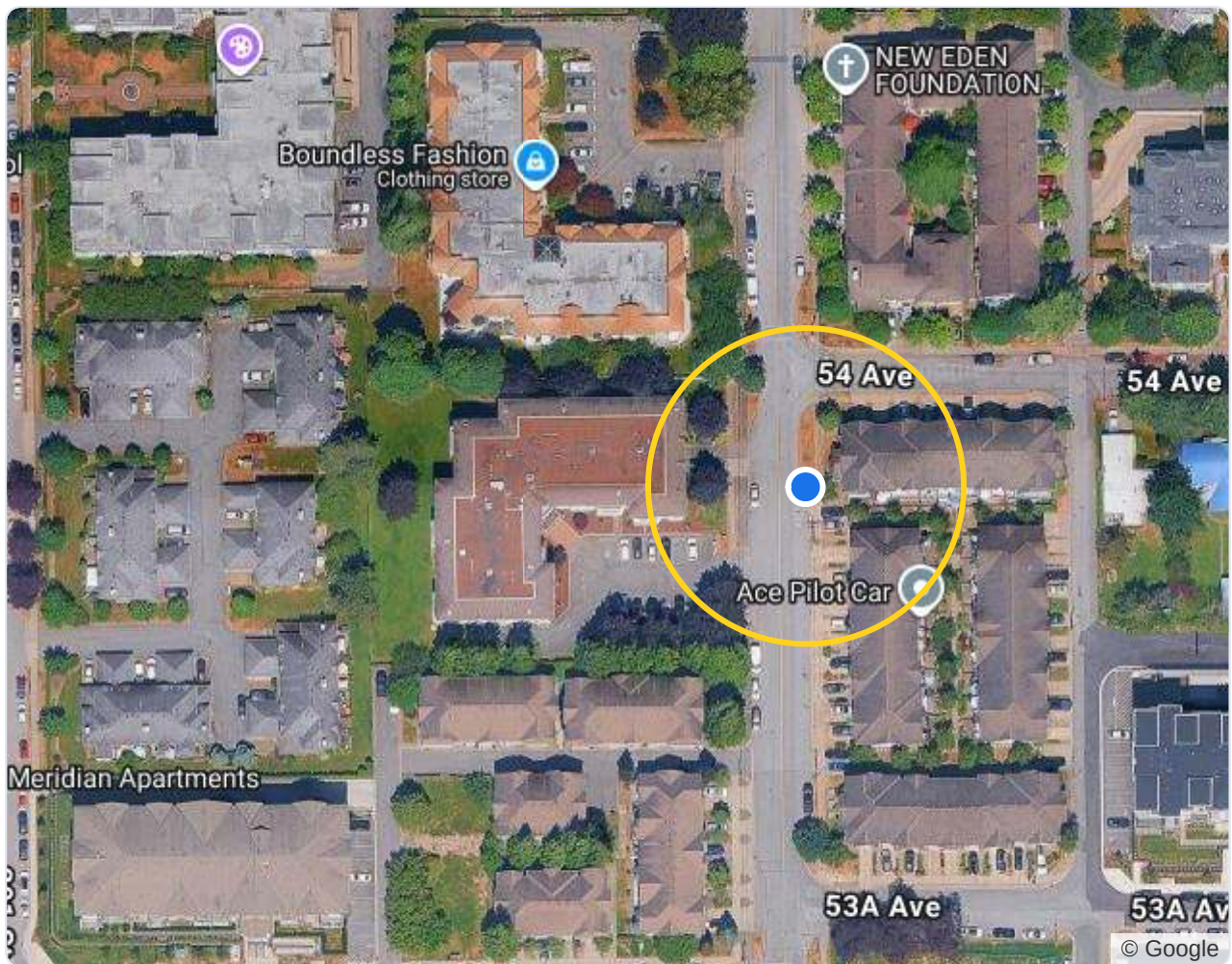
- ✓ In Suite Laundry

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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