

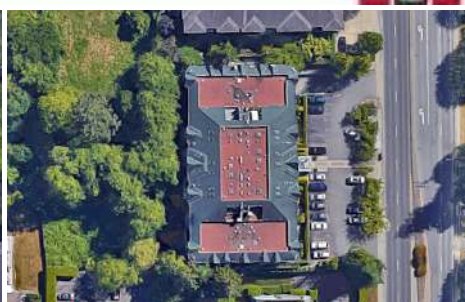
BUILDING BROCHURE

CAMBRIDGE COURT - 5646 200TH BUILDING

5646 200th St. · Langley, BC V3A 1M8 · Langley City



Scan to view online



2 FOR SALE
FROM \$450,000

12-MO SOLD TREND
17.4

Unit Mix

2 Bedroom

9 units
1,182 – 1,242 sf
from \$416,000

3 Bedroom

2 units
1,802 – 1,896 sf
from \$472,000

For Sale in Cambridge Court – 5646 200th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$465,000	2 / 2	1238 sf	\$376	408 5646 200 STREET
\$450,000	2 / 2	1182 sf	\$381	304 5646 200 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$554,000	2 / 2ba	1227 sf	\$452	2025-01-23
\$585,000	2 / 2ba	1218 sf	\$480	2024-09-11
\$549,800	2 / 2ba	1242 sf	\$443	2024-03-13
\$670,000	3 / 2ba	1896 sf	\$353	2023-07-31

Value & Financing

Price Positioning

\$378 /sq ft

Active listings here average **\$378/sf** vs **\$580/sf** across Langley City.

35% below area average

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$450,000**

20% down payment **\$90,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 4	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS381	

Overview

Cambridge Court -5646 200 Street, Langley, BC V3A 1M8, Canada. Strata Plan LMS381 - Located in the heart of Langley City on 200 Street and 56 Avenue. Cambridge Court is a low-rise building that offers four levels with 33 homes built in 1992 that are professionally managed. This is a central location close to bus stops, Willowbrook Shopping Centre, restaurants, Cascades Casino, Kwantlen Polytechnic University, HD Stafford Secondary, Simmonds Elementary, community centre, London Drugs, Langley Meadows Park, Newlands Golf and Country Club, recreation and much more! Direct access to major transportation routes including Fraser Highway and the Trans-Canada Highway, allows an easy commute to surrounding destinations. Homes features 9` ceilings, in-suite laundry, gas fireplaces, spacious living spaces and large decks with beautiful mountain views from most units. Cambridge Court is a well maintained complex that has recent updates including a new roof, hot water tank and furnace. Other features include four floors, an elevator, secure underground parking, visitor parking and extra storage. Cambridge Court offers convenient and comfortable condo living at its best - Live here today!

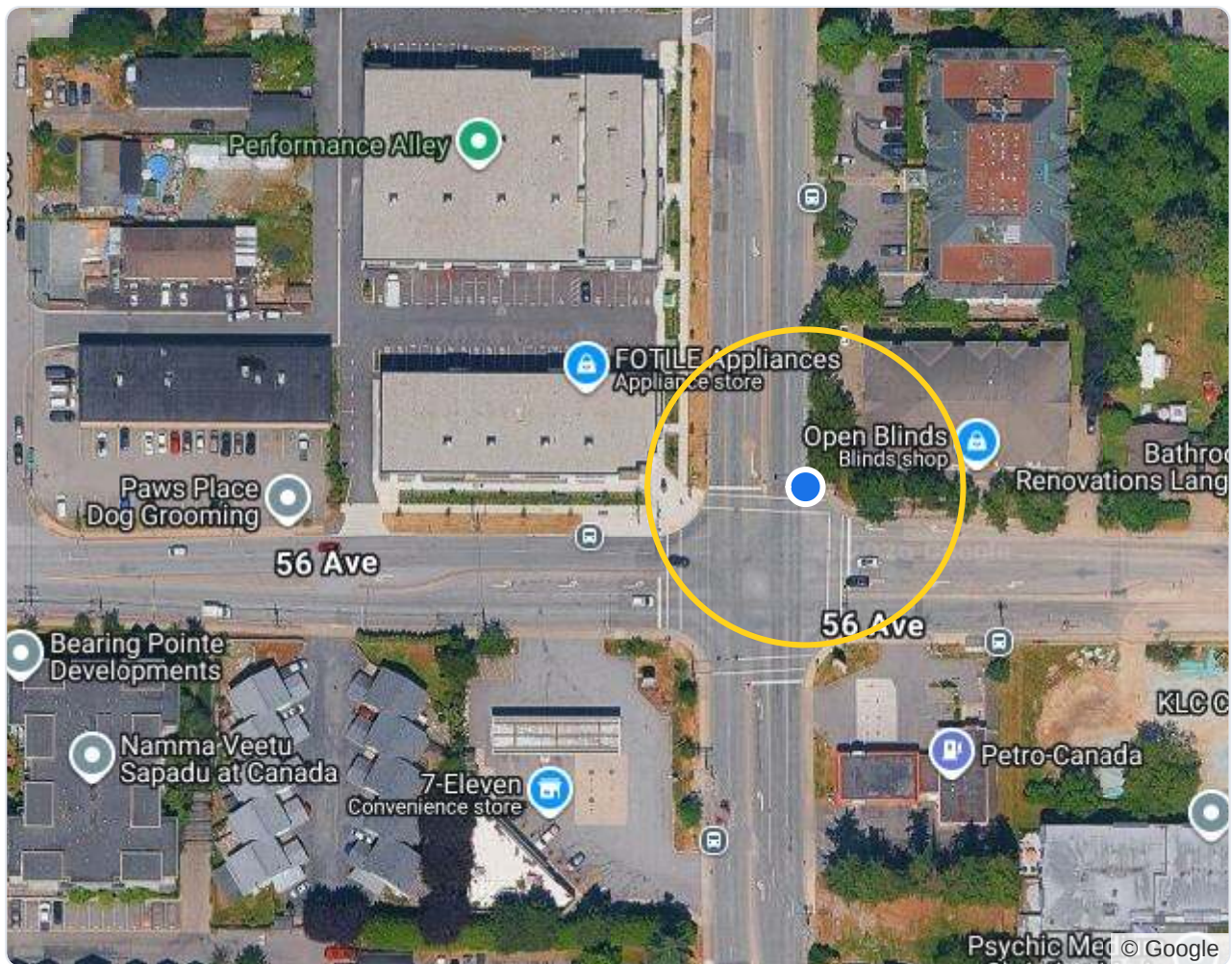
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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