

BUILDING BROCHURE

UPTOWN - 578 EMERSON BUILDING

578 Emerson St. · Coquitlam, BC V3J 3A4 · Coquitlam West



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BC Condos & Homes Team
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3 FOR SALE
FROM \$489,900

9 SOLD · 12 MO
\$443,000–\$900,000



Unit Mix

Studio 1 unit 581 – 581 sf from \$440,000	1 Bedroom 43 units 549 – 823 sf from \$443,000	2 Bedroom 37 units 748 – 1,160 sf from \$592,000	3 Bedroom 2 units 1,309 – 1,370 sf from \$933,000
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For Sale in Uptown - 578 Emerson Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$619,900	2 / 1	748 sf	\$829	1507 602 COMO LAKE AVENUE
\$499,900	1 / 1	578 sf	\$865	2501 602 COMO LAKE AVENUE
\$489,900	1 / 1	578 sf	\$848	2501 602 COMO LAKE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$443,000	1 / 1ba	582 sf	\$761	2026-07-17
\$625,000	2 / 2ba	829 sf	\$754	2026-07-08
\$602,000	2 / 2ba	830 sf	\$725	2026-07-06
\$475,000	1 / 1ba	579 sf	\$820	2026-06-28

Value & Financing

Price Positioning

\$847 /sq ft

Active listings here average **\$847/sf** vs **\$825/sf** across Coquitlam West.

3% above area average

Mortgage Snapshot

\$2,346 /mo

Entry price (from) **\$489,900**

20% down payment **\$97,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 28	SUITES 216	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3854	DEVELOPER Bosa Properties
ARCHITECT Nsda Architects		MANAGEMENT Assertive Northwest	

Overview

Uptown1 - 578 Emerson St, Coquitlam, BC V3J 3A4, Canada. Uptown 1 & 2 is a new condo development by Bosa located at 602 Como Lake Avenue, 578 Emerson, and 585 Emerson, Coquitlam. Uptown 1 & 2 has a total of 452 units + 3 townhomes, sizes range from 748 to 757 square feet.

Crossroads are Emerson Street and Clarke Road. Uptown1 is 28 levels with 216 units and 3 townhouses, built 2017. Developed by Bosa Properties Inc. Architecture by NSDA Architects. Interior design by BYU Design. Bosa Properties is proud to be building Uptown, the first of two towers on a strategic corner in West Coquitlam, along with a brand new Safeway and Starbucks at the base.

Uptown will be steps away from the new Evergreen line, and one of Metro Vancouver's great rapid-transit communities. Nearby parks include Burquitlam Park, Stoney Creek Park and Miller Park. Nearby schools include Roy Stibbs Elementary, Miller Park Elementary, Porter Street Elementary, Mountain View Elementary and Banting Middle School. The closest grocery stores are Longevity Health Foods, Refa Supermarket and K Y Food Market. Nearby coffee shops include Tim Hortons, Bubble World Coquitlam and Starbucks Coffee Co. There are 22 restaurants within a 15 minute walk including Sun Star Restaurant, KFC and Seok Gi Si Dae Restaurant Ltd. Maintenance fees includes Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow Removal and Other. Other building in complex is [Uptown2](#) - 581 Clarke ROAD.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Club House
- ✓ Garden
- ✓ Sauna/steam Room

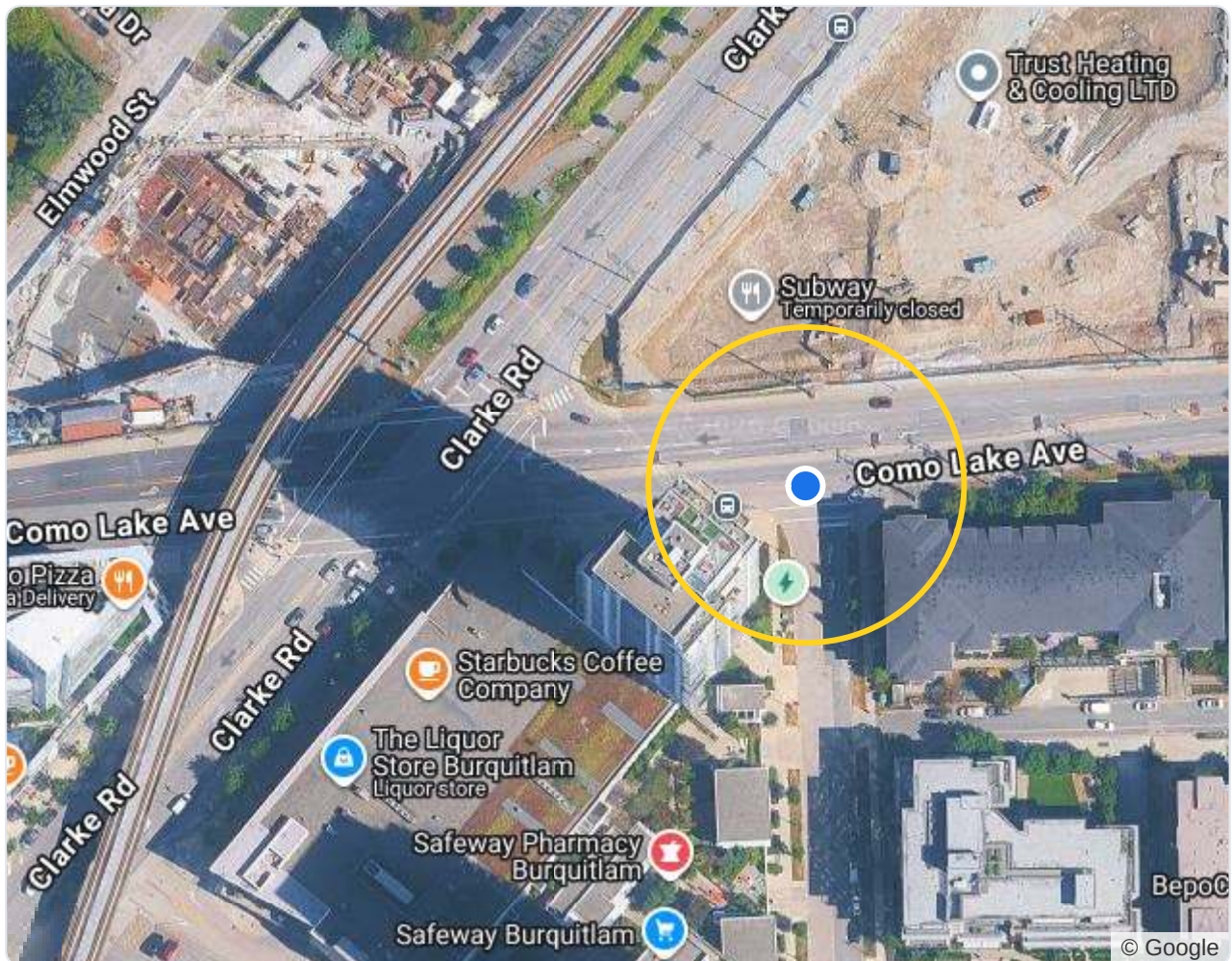
Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas

- ✓ Hot Water
- ✓ Other
- ✓ Snow Removal

- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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