

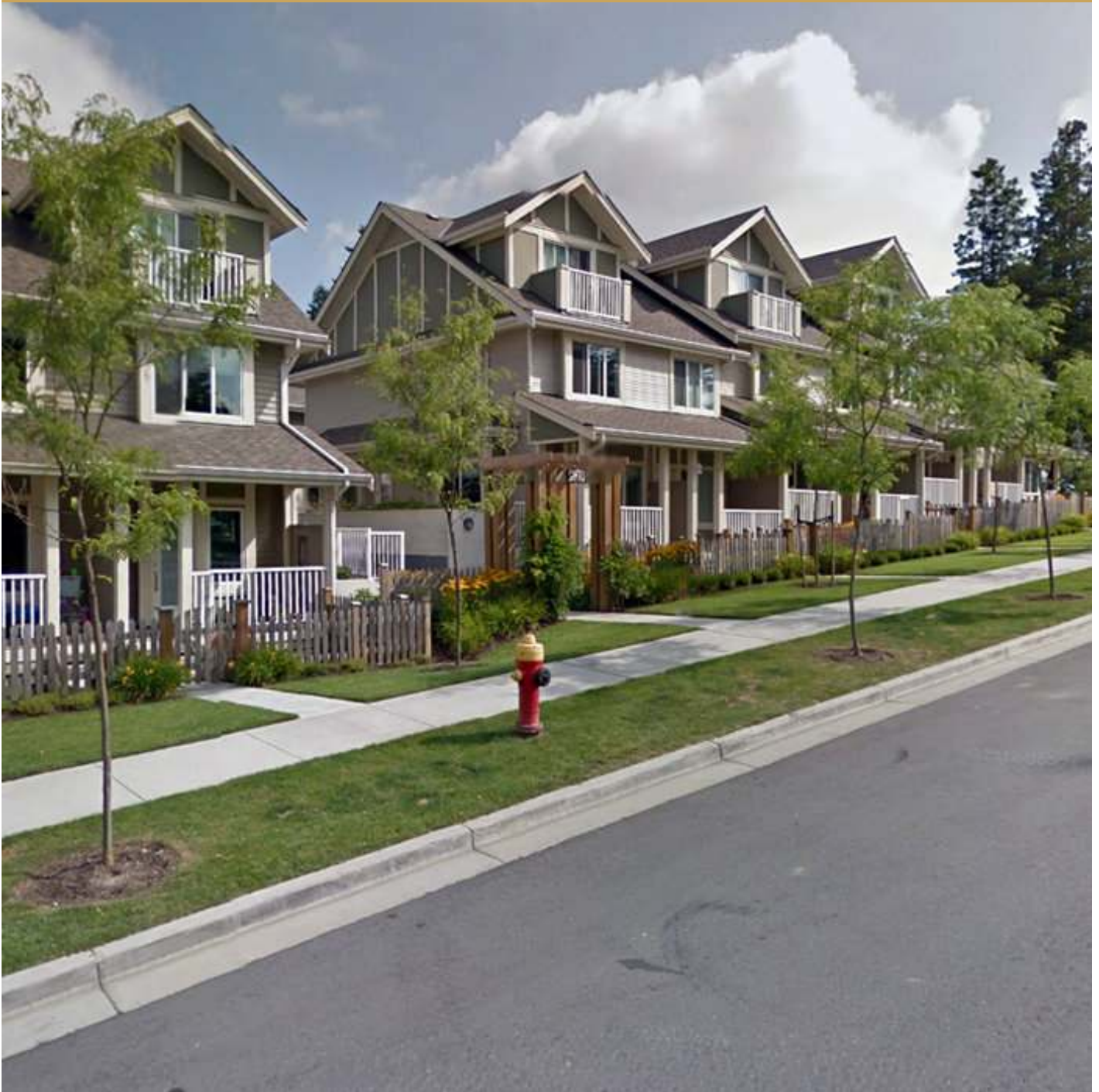
BUILDING BROCHURE

EVERGREEN - 621 LANGSIDE BUILDING

621 Langside Ave. · Coquitlam, BC V3J 0A8 · Coquitlam West



Scan to view online





3 FOR SALE
FROM \$699,900

1 SOLD · 12 MO
\$705,000–\$705,000



Unit Mix

2 Bedroom

6 units
865 – 1,078 sf
from \$584,000

3 Bedroom

8 units
1,172 – 1,343 sf
from \$697,500

For Sale in Evergreen – 621 Langside Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,900	3 / 2	1340 sf	\$672	13 621 LANGSIDE AVENUE
\$729,900	2 / 1	980 sf	\$745	19 621 LANGSIDE AVENUE
\$699,900	2 / 1	980 sf	\$714	19 621 LANGSIDE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$705,000	2 / 1ba	1078 sf	\$654	2026-05-30
\$875,000	3 / 2ba	1301 sf	\$673	2024-05-22
\$856,000	3 / 2ba	1304 sf	\$656	2024-05-06
\$938,000	3 / 2ba	1172 sf	\$800	2023-06-04

Value & Financing

Price Positioning

\$710 /sq ft

Mortgage Snapshot

\$3,352 /mo

Active listings here average **\$710/sf** vs **\$826/sf** across Coquitlam West.

14% below area average

Entry price (from) **\$699,900**
20% down payment **\$139,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 29	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3695	DEVELOPER Springbank Development Corp.
ARCHITECT Hywel Jones Architect		MANAGEMENT Profile Properties Ltd.	

Overview

Evergreen - 621 Langside Avenue, Coquitlam, BC V3J 2Y7, BCS3695 - Located on Langside Avenue and Bresley Street in Coquitlam West area of Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around Simon Fraser University, Naheeno Park, Burnaby 200 Conservation Area, Como Lake, Lougheed Town Centre and Burnaby Public Library. Direct access to Como Lake Avenue allows for an easy commute to surrounding destinations including New Westminster, Vancouver and Pitt Meadows.

Evergreen is close to Mountain View Elementary, Roy Stibbs Elementary and Ecole Banting Middle Schools, KIDS VILLAGE MONTESSORI PRESCHOOL, Cypress Child Centre, She's Fit! Burquitlam Centre and wide variety of restaurants including Mount Athos Pizza, Fuji Sushi, C-Lovers Fish and Chips, Bella Pizza and many others. Just minutes to Lougheed Town Centre.

Evergreen is a three level complex built in 2010 by Springbank Development Corporation. This is the first Greater Vancouver Built GREEN BC certified townhouse project. It consists of 29 townhomes featuring smart layout, ENERGY STAR ARGON vinyl windows, granite countertops from local suppliers, Energy Star appliances, dual flush toilets, balcony, patio and in-suite laundry. Complex offers community garden area, playground, bike room and storage. Maintenance fees include gardening and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

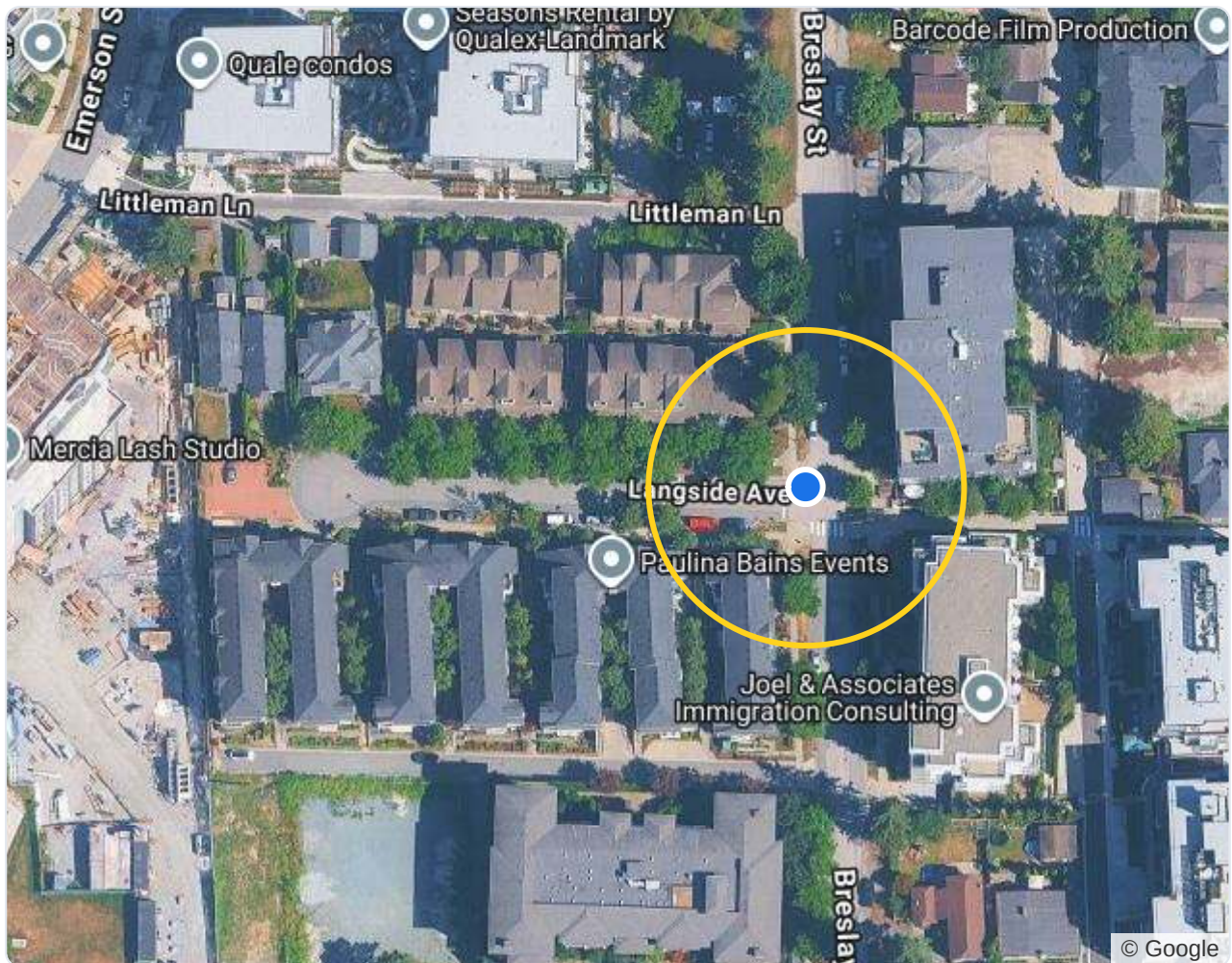
- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Playground
- ✓ Storage

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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