

BUILDING BROCHURE

# BURLINGTON SQUARE

6540 Burlington Ave. · Burnaby, BC V5H 4G3 · Metrotown



Scan to view online



**8** FOR SALE  
FROM \$499,000

**10** SOLD · 12 MO  
\$470,000–\$620,000



## Unit Mix

### 2 Bedroom

58 units  
1,007 – 1,843 sf  
**from \$455,000**

### 3 Bedroom

4 units  
1,067 – 1,717 sf  
**from \$505,000**

## For Sale in Burlington Square & Complex

8 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS              |
|--------------------|--------------|---------|-------|-----------------------------|
| <b>\$1,288,000</b> | 2 / 2        | 1843 sf | \$699 | 2603 6540 BURLINGTON AVENUE |
| <b>\$669,000</b>   | 2 / 1        | 1228 sf | \$545 | 2505 6540 BURLINGTON AVENUE |
| <b>\$639,900</b>   | 2 / 1        | 1026 sf | \$624 | 1401 6540 BURLINGTON AVENUE |
| <b>\$639,000</b>   | 2 / 1        | 1135 sf | \$563 | 2102 6540 BURLINGTON AVENUE |
| <b>\$628,800</b>   | 2 / 1        | 1147 sf | \$548 | 1903 6540 BURLINGTON AVENUE |
| <b>\$589,000</b>   | 2 / 1        | 1065 sf | \$553 | 1102 6540 BURLINGTON AVENUE |
| <b>\$549,000</b>   | 2 / 1        | 1107 sf | \$496 | 2106 6540 BURLINGTON AVENUE |
| <b>\$499,000</b>   | 2 / 1        | 1106 sf | \$451 | 2105 6540 BURLINGTON AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$510,000</b> | 2 / 1ba | 1085 sf | \$470 | 2026-08-11 |
| <b>\$470,000</b> | 2 / 1ba | 1066 sf | \$441 | 2026-07-14 |
| <b>\$540,000</b> | 2 / 1ba | 1027 sf | \$526 | 2026-05-17 |
| <b>\$610,000</b> | 2 / 1ba | 1112 sf | \$549 | 2026-04-29 |

## Value & Financing

### Price Positioning

**\$560** /sq ft

Active listings here average **\$560/sf** vs **\$870/sf** across Metrotown.

**36% below area average**

### Mortgage Snapshot

**\$2,390** /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

|                             |                                         |                               |                                             |
|-----------------------------|-----------------------------------------|-------------------------------|---------------------------------------------|
| YEAR BUILT<br><b>1983</b>   | LEVELS<br><b>26</b>                     | SUITES<br><b>146</b>          | CONSTRUCTION<br><b>Concrete</b>             |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2068</b> | MANAGEMENT<br><b>Sutton Select Property</b> |

## Overview

Burlington Square is located at 6540 Burlington Avenue, Burnaby BC, V5H 3M6, NWS2068 - Located on Burlington Avenue and Sprott Street in the popular Metrotown subarea of Burnaby South - a vibrant urban community close to the Trans Canada Highway, Deer Lake Park, grocery stores, food markets, banks and a wide variety of restaurants including Nathan's Grill, Boston Pizza and a variety of Chinese and Japanese restaurants. Corner store located at base of building. Minutes from Metrotown with over 400 shops and specialty services, food courts and cinemas. Close to Bonsor Park and Bonsor Community Centre. Holy Cross Elementary and Burnaby Central Secondary schools are a short busride away. Access to public transit and the Trans Canada Highway allows for an easy commute to neighbouring cities, Downtown Vancouver and Whistler.

Burlington Square, a highrise built in 1983 consists of 146 condos featuring openplan living and dining areas, generous kitchens, in-suite laundries, balconies and parking. Building offers a fully equipped exercise centre, bike room, swirlpool, and raquet courts. Maintenance fees include caretaker, garbage pick-up, gardening, hot water, management and recreation facility.

Quiet complex, convenient location, nearby shopping and amenities - move to Burlington Square today!

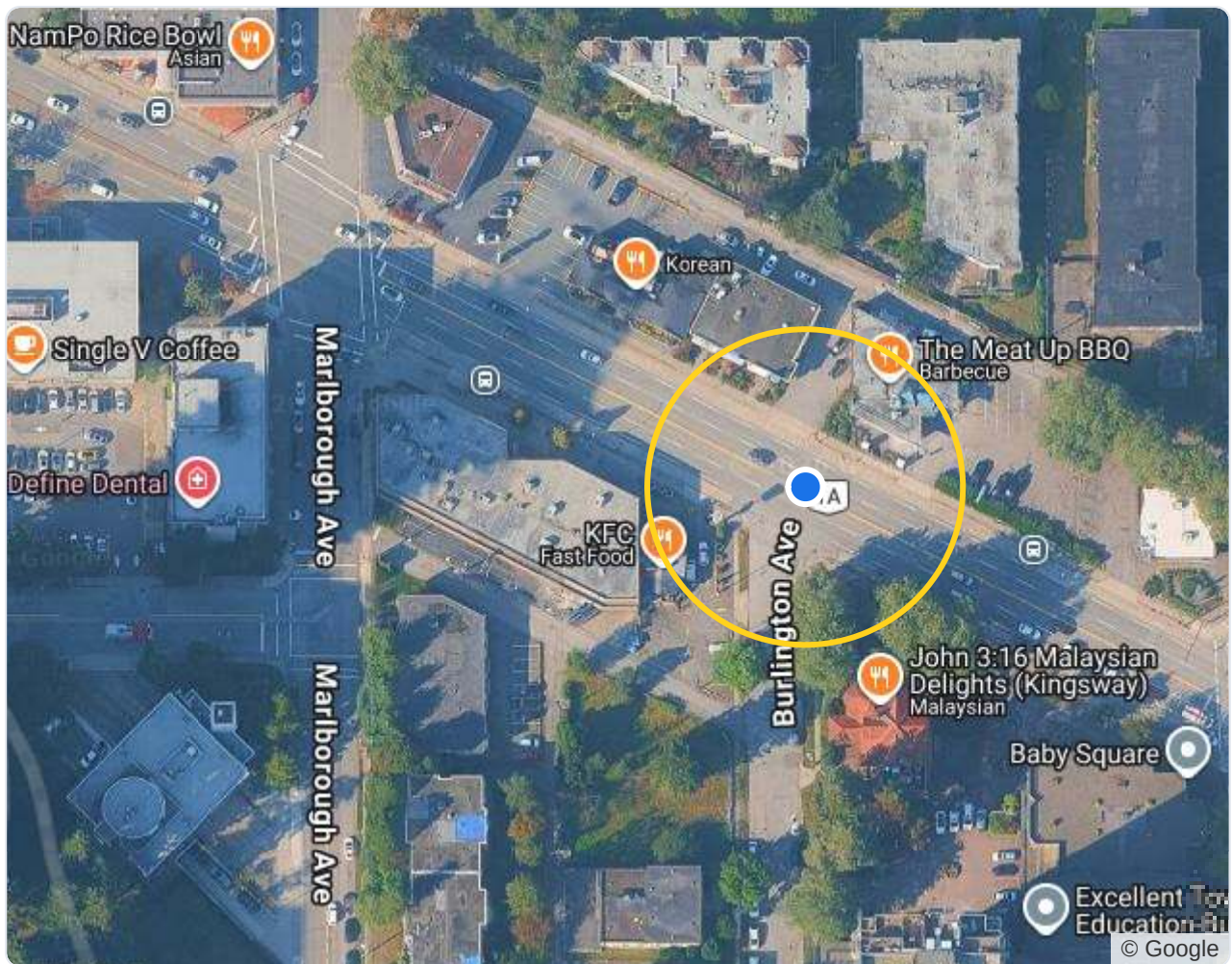
## Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Recreation Facility
- ✓ Snow Removal

## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing  
scan or call