

BUILDING BROCHURE

CLARIDGES

6837 Station Hill Dr. · Burnaby, BC V3N 5B7 · South Slope



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3 FOR SALE
FROM \$579,000

3 SOLD · 12 MO
\$600,000–\$847,500


12-MO SOLD TREND
-29.3

Unit Mix

1 Bedroom 3 units 648 – 843 sf from \$515,000	2 Bedroom 32 units 843 – 1,534 sf from \$560,000	3 Bedroom 8 units 1,056 – 1,576 sf from \$680,000
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For Sale in Claridges & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,225,000	3 / 3	1576 sf	\$777	3003 6837 STATION HILL DRIVE
\$839,000	2 / 2	1229 sf	\$683	2305 6837 STATION HILL DRIVE
\$579,000	2 / 2	843 sf	\$687	1003 6837 STATION HILL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$600,000	2 / 2ba	855 sf	\$702	2026-06-28
\$847,500	2 / 2ba	1209 sf	\$701	2026-02-14
\$819,000	2 / 2ba	1236 sf	\$663	2025-11-18
\$884,400	3 / 2ba	1056 sf	\$838	2025-01-29

Value & Financing

Price Positioning \$716 /sq ft Active listings here average \$716/sf vs \$772/sf across South Slope. 7% below area average	Mortgage Snapshot \$2,773 /mo Entry price (from) \$579,000 20% down payment \$115,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2000	LEVELS 30	SUITES 166	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4034	

Overview

Claridges 6837 Station Hill Drive, Burnaby, V3N 5B7 30 Levels, 166 Suites Built 2000, Construction: Concrete, Units in Strata: 166, No. Pets: 1, Dogs: YES, Cats: YES, Strata No: LMS4034. New roof and window done in 2007 still under 10 yr warranty. Amenities include indoor pool, sauna/steam, theatre room, games room, library, exercise room, guest suite. Close to skytrain, High Gate Mall and green space with walking and biking trails, Byrne Creek Park. Claridges is surrounded by a Roman garden and fountain.

Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Pool; Indoor |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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