

BUILDING BROCHURE

CASCADIA

by StreetSide Development

6951 204th St. · Langley, BC V2Y 1P7 · Willoughby Heights



Scan to view online



2 FOR SALE
FROM \$854,900

6 SOLD · 12 MO
\$788,405–\$848,900



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

2 units
1,249 – 1,281 sf
from \$788,405

3 Bedroom

11 units
1,281 – 1,442 sf
from \$807,405

For Sale in Cascadia by StreetSide Development & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$869,900	3 / 3	1281 sf	\$679	165 6951 204 STREET
\$854,900	3 / 3	1432 sf	\$597	180 6951 204 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$810,000	3 / 3ba	1292 sf	\$627	2026-06-10
\$848,255	3 / 3ba	1287 sf	\$659	2026-02-23
\$820,000	3 / 3ba	1442 sf	\$569	2026-01-25
\$848,900	3 / 3ba	1292 sf	\$657	2026-01-20

Value & Financing

Price Positioning

\$638 /sq ft

Active listings here average **\$638/sf** vs **\$591/sf** across Willoughby Heights.

8% above area average

Mortgage Snapshot

\$4,094 /mo

Entry price (from) **\$854,900**

20% down payment **\$170,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2024	LEVELS 3	SUITES 231	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS9777	DEVELOPER Streetside Developments
ARCHITECT Ciccozzi Architecture			

Overview

Cascadia by StreetSide Developments - 6951 204 St, Langley, BC V2Y 1P7, Canada, Strata Plan Number EPS9777. Located at 70 Avenue & 204 Street in the neighbourhood of Willoughby Heights. StreetSide is proud to introduce a master planned community of 231 townhomes. Exteriors feature pitched and shed roofs with cladding that includes brick veneer, HardiePlank lap siding, HardieShingle siding, HardiePanel vertical siding, and HardieTrim boards. Colour palettes reflect the natural colours of the Pacific Northwest, with primary building colours varied between blue, brick, cedar, charcoal, and olive. Ten live/work units facing 204 Street present a semi-commercial appearance with large ground floor windows for potential direct customer service. Floor plans offer a mix of 2- to 4-bedroom layouts, some with dens and family rooms.

Cascadia is located in a family-oriented neighbourhood with K-12 schools, parks, recreation, and shopping within a three-kilometre radius. North, Peter Ewart Middle and R.E Mountain Secondary schools are conveniently located beside Willoughby Community Centre and Willoughby Community Park. Amenities include sports fields, a spray park, a playground, fitness centre, and multi-purpose rooms.

Amenities & Features

- | | |
|--------------|-------------------|
| ✓ Clubhouse | ✓ Exercise Centre |
| ✓ Playground | |

Maintenance Fees Include

- | | |
|--------------|----------------|
| ✓ Management | ✓ Snow Removal |
|--------------|----------------|

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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