

CRESCENT COURT AT UNIVERSITY

8725 University Cres. · Burnaby, BC V5A 4Y8 · Simon Fraser Univer.



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4 FOR SALE
FROM \$569,000

2 SOLD · 12 MO
\$510,000–\$988,000



Unit Mix

1 Bedroom

3 units
618 – 732 sf
from \$510,000

2 Bedroom

24 units
752 – 1,512 sf
from \$542,000

3 Bedroom

1 unit
1,651 – 1,651 sf
from \$988,000

For Sale in CRESCENT COURT AT UNIVERSITY & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,000	2 / 2	806 sf	\$854	1301 8761 UNIVERSITY CRESCENT
\$678,888	2 / 2	940 sf	\$722	604 8761 UNIVERSITY CRESCENT
\$655,000	2 / 2	940 sf	\$697	702 8725 UNIVERSITY CRESCENT
\$569,000	2 / 2	807 sf	\$705	401 8725 UNIVERSITY CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$988,000	3 / 3ba	1651 sf	\$598	2026-01-18
\$510,000	1 / 1ba	618 sf	\$825	2025-12-11
\$767,000	2 / 2ba	953 sf	\$805	2025-04-24
\$542,000	2 / 1ba	752 sf	\$721	2024-12-15

Value & Financing

Price Positioning

\$744 /sq ft

Active listings here average **\$744/sf** vs **\$824/sf** across Simon Fraser Univer..

10% below area average

Mortgage Snapshot

\$2,725 /mo

Entry price (from) **\$569,000**

20% down payment **\$113,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2022	LEVELS 1	SUITES 199	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Leasehold Prepaid-strata		STRATA PLAN EPS8723

Overview

Welcome to Crescent Court At University. Crescent Court At University is a 199-home strata residence located at 8725 University Crescent in Burnaby, in the Simon Fraser Univer.

neighbourhood. Completed in 2022, it is registered under Strata Plan EPS8723 and held as Leasehold Prepaid-Strata. It sits near the intersection of University Crescent & Highland Court.

Residents enjoy an array of amenities including bike room, clubhouse, garden and elevator, underground parking and hot water heating.

Set in Simon Fraser Univer., Burnaby, Crescent Court At University offers garden nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

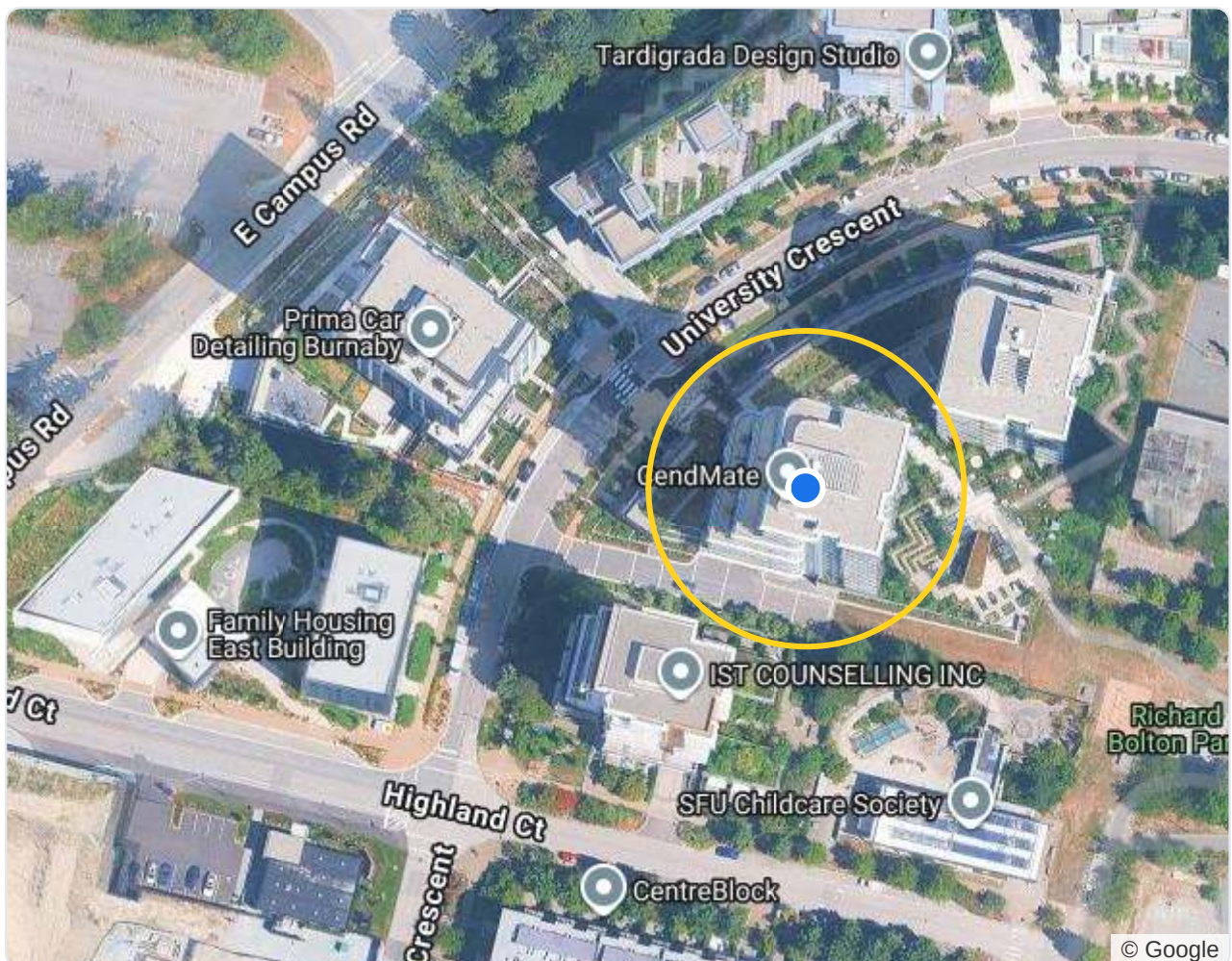
Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Clubhouse
- ✓ Elevator

Maintenance Fees Include

- ✓ Caretaker
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Heat
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call