

BUILDING BROCHURE

AZURE 1

898 Carnarvon St. · New Westminster, BC V3M 0C3 · Downtown NW







4 FOR SALE
FROM \$449,000

8 SOLD · 12 MO
\$515,000–\$760,000



Unit Mix

1 Bedroom

15 units
578 – 1,168 sf
from \$449,000

2 Bedroom

43 units
730 – 1,423 sf
from \$515,000

3 Bedroom

4 units
973 – 979 sf
from \$680,000

For Sale in Azure 1 & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1192 sf	\$586	3502 898 CARNARVON STREET
\$619,000	2 / 2	812 sf	\$762	3306 898 CARNARVON STREET
\$525,000	2 / 2	780 sf	\$673	1803 898 CARNARVON STREET
\$449,000	1 / 1	590 sf	\$761	1909 898 CARNARVON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$515,000	2 / 2ba	817 sf	\$630	2026-07-15
\$593,000	2 / 2ba	842 sf	\$704	2026-02-02
\$580,000	2 / 2ba	817 sf	\$710	2026-01-17
\$760,000	2 / 2ba	1244 sf	\$611	2026-01-07

Value & Financing

Price Positioning

\$696 /sq ft

Active listings here average **\$696/sf** vs **\$667/sf** across Downtown NW.

4% above area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) **\$449,000**

20% down payment **\$89,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 32	SUITES 204	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3203	DEVELOPER Degelder Group
MANAGEMENT Ascent Real Estate Management Corporation			

Overview

Azure 1 - 898 Carnarvon Street, New Westminister, BC V3M 0C3, BCS3203 - Located on Carnarvon Street and Quayside Drive in the Downtown of New Westminister - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping, restaurants and major shopping malls within a short distance. The notable landmarks around Azure 1 include the Riverway Golf Course, New Westminister Tennis Club, Queen's Park, Douglas College and River Market. Direct access to Columbia Street and other major routes allows for an easy commute to surrounding destinations including Richmond, Burnaby, Surrey and Vancouver. Azure 1 is in a minute walk to Graham Montessori - Daycare, Preschool, Kindergarten, Out-Of-School, close to Purpose Secondary School, Douglas College Child Care, Tipperary Park, Marketplace IGA for everyday shopping, Columbia Square Animal Hospital, New Westminister Skytrain station and a wide variety of restaurants including Burger Heaven, Cockney Kings Fish and Chips, Boston Pizza, Starbucks Coffee and many others. Azure 1 is a 32 level highrise built in 2009 by Degelder Group. This complex consists of 204 condo units. Fantastic complex features are not limited to the following: solid concrete construction that offers superior durability, ease of maintenance and quiet living, over-height ceilings approximately 8'5" high, oversize windows that maximize natural light, cozy and energy efficient electric fireplace with stylish custom designed mantle, spacious closets in bedrooms, the latest in-home multi-media fibre optics communications technology featuring TELUS Media Box, wired for high-speed internet in living room, bedrooms and den, spacious, private open-air balcony, luxurious soaker-tub in all suites, spacious showers with single lever pressure-balance

water controls, stunning granite countertops, concierge, security service, well-lit above-ground parking with video surveillance emergency, alert buttons and access security gates, expansive 9th floor garden deck with spectacular water views, party lounge with access to garden level and meeting room, steam room, fully serviced state-of-the-art exercise facility with showers, secure storage lockers and bike stalls, car wash area, dog wash area, engineered hardwood floors in entry, hallway, kitchen, living room, dining room and den, air conditioning.

Maintenance fees include caretaker, garbage pickup, gardening, hot water and management. Azure 1 offers great living in the heart of the popular and safe neighbourhood - Live here today!

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Bike Storage | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ Green House | ✓ In Suite Laundry |
| ✓ Playground | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Storage |
| ✓ Wheelchair Access | |

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
scan or call