

BUILDING BROCHURE

SERENITY - 9229 UNIVERSITY BUILDING

9229 University Cres. · Burnaby, BC V5A 4Z2 · Simon Fraser Univer.



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3 FOR SALE
FROM \$599,999

3 SOLD · 12 MO
\$635,000–\$759,800



Unit Mix

2 Bedroom

29 units
1,087 – 1,160 sf
from \$563,000

3 Bedroom

12 units
1,153 – 1,638 sf
from \$635,000

4 Bedroom

3 units
1,916 – 2,132 sf
from \$1,069,000

For Sale in Serenity - 9229 University Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1092 sf	\$640	51 9229 UNIVERSITY CRESCENT
\$639,000	2 / 2	1108 sf	\$577	32 9229 UNIVERSITY CRESCENT
\$599,999	2 / 2	1105 sf	\$543	131 9229 UNIVERSITY CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$682,500	2 / 2ba	1160 sf	\$588	2026-04-26
\$635,000	3 / 2ba	1153 sf	\$551	2026-03-18
\$759,800	3 / 2ba	1201 sf	\$633	2025-10-01
\$650,000	2 / 2ba	1087 sf	\$598	2025-08-14

Value & Financing

Price Positioning

\$587 /sq ft

Mortgage Snapshot

\$2,874 /mo

Active listings here average **\$587/sf** vs **\$822/sf** across Simon Fraser Univer..

29% below area average

Entry price (from) **\$599,999**

20% down payment **\$120,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT

2006

LEVELS

3

SUITES

132

CONSTRUCTION

Frame - Wood

EXTERIOR

Mixed

TITLE TO LAND

Leasehold

STRATA PLAN

BCS1737

Overview

Serenity - 9229 University Crescent, Burnaby BC, V5A 4Z2, BCS1737 - Located on Burnaby Mountain, in Simon Fraser University's "UniverCity" area. This is a convenient area that is close to transit, SFU, Burnaby North Secondary, University Highlands Elementary, Nesters Market, Brentwood Mall, IGA, parks, recreation, medical services and much more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Vancouver, Downtown Vancouver and YVR.

Serenity was built in 2006 by Polygon and offers 132 beautiful contemporary homes featuring hardie plank exterior, rainscreen technology, sloped roofs and common green spaces. Serenity offers playgrounds, private gardens and secure parking.

Homes have been finished with 9ft. ceilings, electric fireplaces, open concept bright living and dining room areas, kitchens with breakfast bar and eating areas, elegant bathroom with luxurious accessories, walk-in closets, insuite laundries, private balconies or gardens and attached garages. Serenity is a family-oriented complex with amenities offered including storage, a bike room and playground.

Serenity - quiet, safe community that offers condo living at its best in a spectacular, family oriented area - live here today!

Amenities & Features

✓ Bike Room

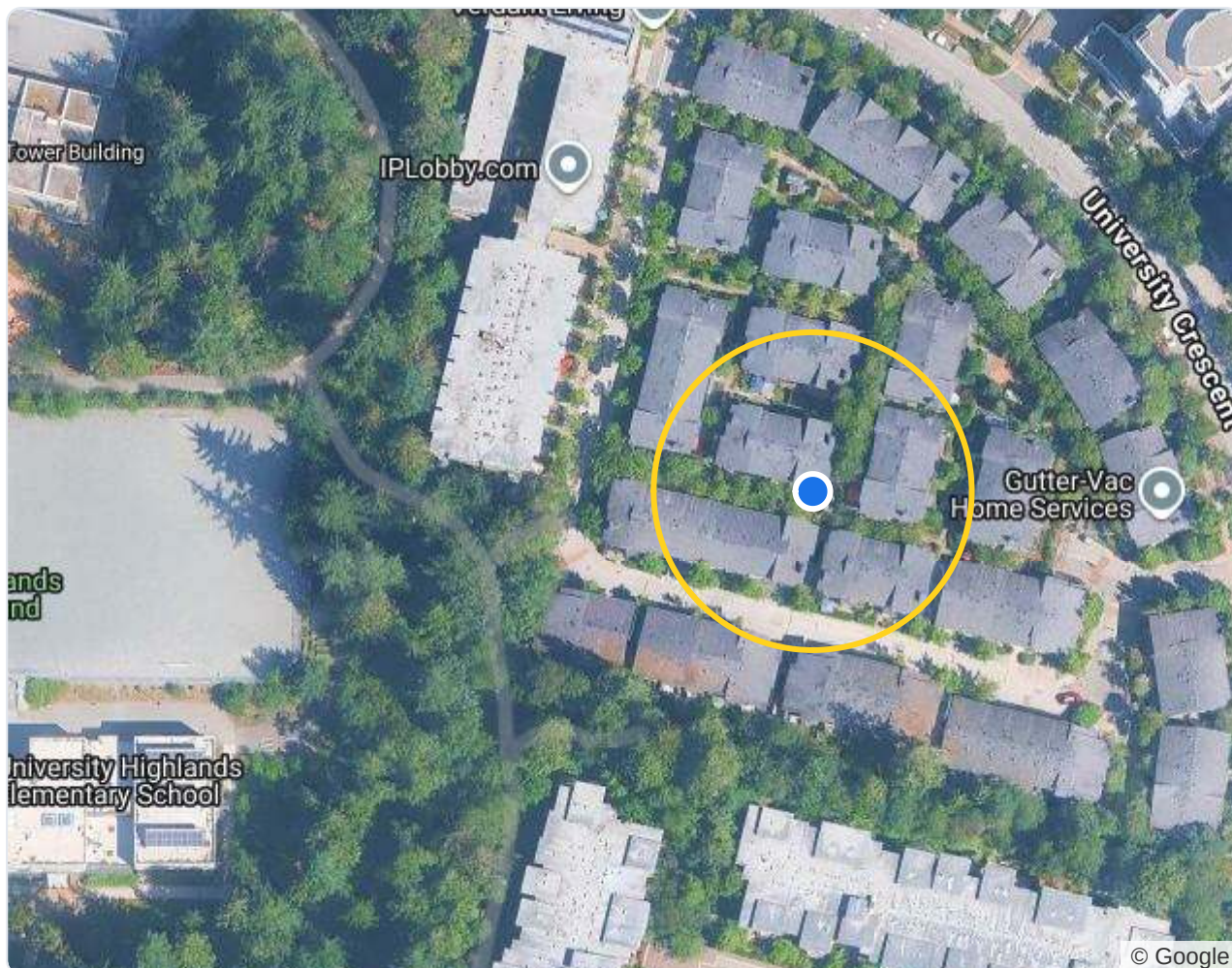
✓ In Suite Laundry

✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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