

BUILDING BROCHURE

HARMONY - 9339 UNIVERSITY BUILDING

9339 University Cres. · Burnaby, BC V5A 4Y1 · Simon Fraser Univer.



3 FOR SALE
FROM \$529,000

12 SOLD · 12 MO
\$432,500-\$715,000



Unit Mix

Studio 1 unit 410 – 410 sf from \$360,000	1 Bedroom 3 units 407 – 705 sf from \$305,500	2 Bedroom 55 units 834 – 1,208 sf from \$418,800	3 Bedroom 16 units 1,180 – 1,251 sf from \$570,000
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For Sale in Harmony - 9339 University Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	2 / 2	970 sf	\$618	403 9339 UNIVERSITY CRESCENT
\$538,000	2 / 2	1000 sf	\$538	516 9319 UNIVERSITY CRESCENT
\$529,000	2 / 2	849 sf	\$623	409 9319 UNIVERSITY CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$472,000	2 / 2ba	858 sf	\$550	2026-08-19
\$715,000	3 / 2ba	1251 sf	\$572	2026-06-11
\$480,000	2 / 2ba	887 sf	\$541	2026-04-24
\$663,000	3 / 2ba	1218 sf	\$544	2026-04-13

Value & Financing

Price Positioning \$593 /sq ft Active listings here average \$593/sf vs \$837/sf across Simon Fraser Univer.. 29% below area average	Mortgage Snapshot \$2,534 /mo Entry price (from) \$529,000 20% down payment \$105,800 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 2004	LEVELS 5	SUITES 190	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Leasehold	STRATA PLAN BCS1013	ARCHITECT Raymond Letkeman Architect Inc.

Overview

Harmony - 9339 University Crescent Burnaby, BC V5A 0A1, BCS1013 - 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.

Harmony offers 190 beautiful West Coast inspired homes built by Polygon in 2005 with architectural designs by Raymond Letkeman Architect Inc. The welcoming lobby has an elegant layout with a cozy fireplace, lounge area, tile flooring and wood panelling throughout.

Most homes feature bamboo flooring, designer colour schemes (Ridge and Valley), cozy gas fireplaces with a mantle that is lit with a decorative feature light, arched ceilings, insuite laundry, spacious decks and private yards for ground floor units. Gourmet kitchens feature an eating nook, flat-cut fir laminate cabinet doors, a lazy susan, pot drawers, built-in microwaves, hand-set tile backsplash, breakfast bar, pantries, double stainless steel sink with a chrome faucet, pull-out spray and a stainless steel or black appliance package. Elegant bathrooms feature dual sinks, oversized porcelain tiles, chrome faucets and shower head, full width vanity mirror, locking vanity drawer, low consumption water closet and polished chrome accessories. Other features include walk-in closets and rough-in for washer and dryer.

Harmony is a well maintained building with many amenities offered including a bike room and exercise centre. There is a lovely courtyard that is landscaped tastefully and a unique water feature at the front entrance. This a secure building that includes secured underground parking with emergency buttons, enterphone and video surveillance lobby entrance, well-lit pedestrian walkways, deadbolt locks and door viewer for suite doors, pre-wiring for security systems in all suites, underground visitor parking, fire sprinklers in common areas and all suites, double glazed and thermally broken vinyl windows and a part of a 2-5-10 warranty is still available.

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

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |

Maintenance Fees Include

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

Location



Les Twarog

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



Book a Viewing
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