

BUILDING BROCHURE

CITADEL MEWS

1355 Citadel Dr. · Port Coquitlam, BC V3C 5X6 · Citadel PQ



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3 FOR SALE
FROM \$918,000

3 SOLD · 12 MO
\$815,000–\$978,000



Unit Mix

3 Bedroom

13 units
1,408 – 2,095 sf
from \$723,000

4 Bedroom

6 units
1,917 – 2,060 sf
from \$900,000

6 Bedroom

1 unit
2,150 – 2,150 sf
from \$820,000

For Sale in Citadel Mews & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$963,000	3 / 2	2025 sf	\$476	21 1355 CITADEL DRIVE
\$919,000	4 / 3	1917 sf	\$479	40 1355 CITADEL DRIVE
\$918,000	4 / 3	2060 sf	\$446	23 1355 CITADEL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$925,000	4 / 3ba	1985 sf	\$466	2026-04-18
\$978,000	4 / 4ba	1975 sf	\$495	2025-11-03
\$815,000	3 / 3ba	1408 sf	\$579	2025-10-16
\$940,000	3 / 3ba	1634 sf	\$575	2025-04-09

Value & Financing

Price Positioning

\$467 /sq ft

Active listings here average **\$467/sf** vs **\$632/sf** across Citadel PQ.

26% below area average

Mortgage Snapshot

\$4,397 /mo

Entry price (from)	\$918,000
20% down payment	\$183,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 51	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2943	

Overview

Citadel Mews is located at 1355 Citadel Drive, Port Coquitlam, BC V3C 5X6, NWS2943. Nestled in a quiet tree-lined street in the popular Citadel Heights. This fantastic location is close to Castle Park, hiking trails, excellent schools of all levels and recreation. There is also fast and easy access to major traffic routes and highways. The bus at the entrance to the complex connects to the Skytrain, West Coast Express — a hassle free commute to Downtown Vancouver and Coquitlam Centre.

shopping mall. Everything you need is definitely within your reach! Citadel Mews is a 51 unit 8 acres complex situated in a lovely park-like setting surrounded by trees and beautiful landscaping built in 1989. This well run and well maintained complex boasts panoramic breathtaking views of Mt. Baker, Golden Ears, Pitt River, Fraser River and Fraser Valley. The bright and open concept floor plan together with all the windows let in tons of natural light. It features a large private backyard perfect for BBQs, spacious deck, cozy gas fireplace, kitchen with lots of counter and cupboard space, breakfast bar, in-suite laundry and attached double wide garage with storage space. There are plenty of visitors parking available for your family friends and guests as well. Enjoy living with peace of mind in this family oriented complex with recent upgrades including new roof, new gutters and exterior paint. This is absolutely a great place to call home!

Amenities & Features

✓ None

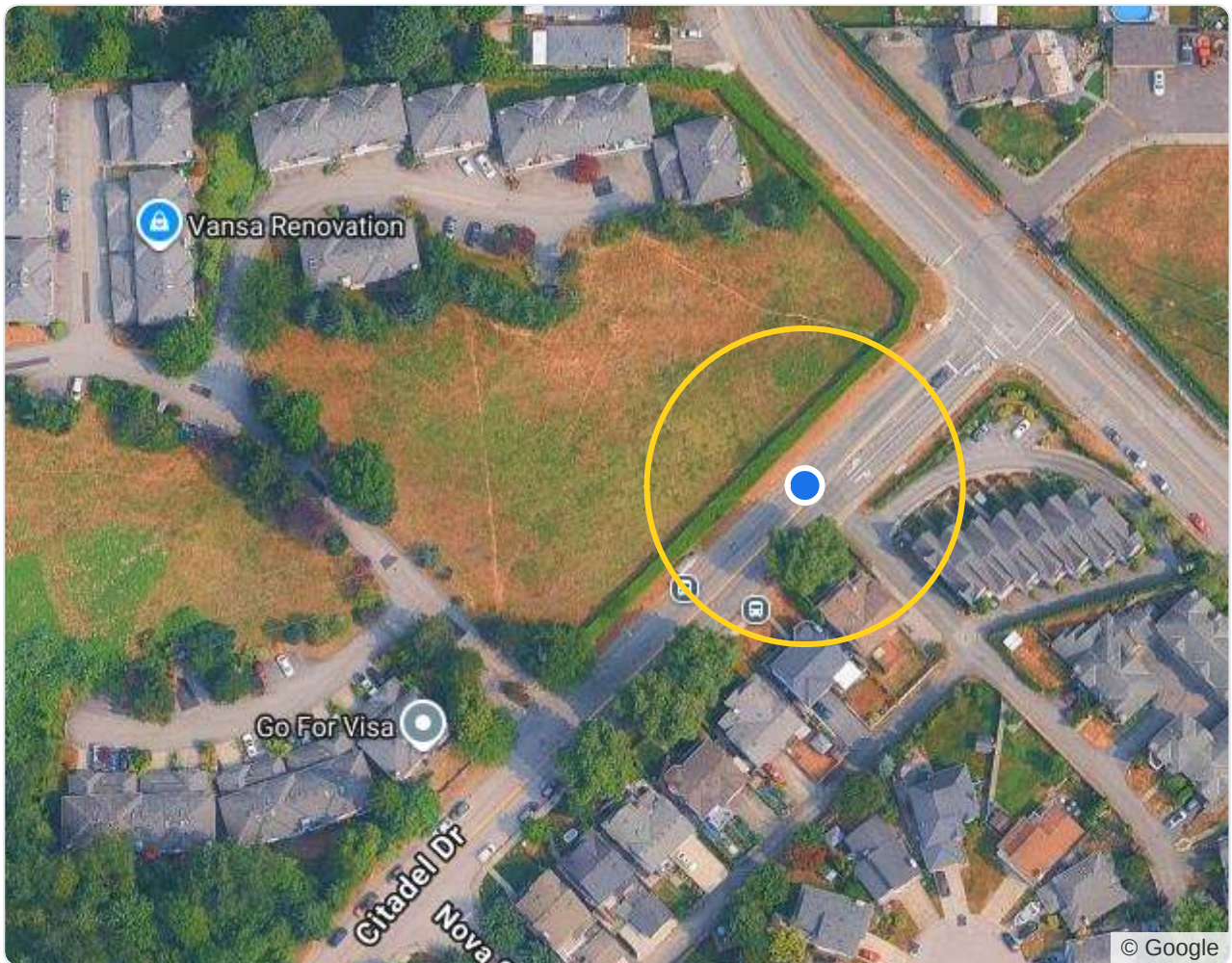
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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