

DENIM - 20033 70TH BUILDING

20033 70th Ave. · Langley, BC V2Y 3A2 · Willoughby Heights



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2 FOR SALE
FROM \$785,000

3 SOLD · 12 MO
\$525,000–\$680,000



Unit Mix

2 Bedroom
8 units
1,037 – 1,225 sf
from \$485,000

3 Bedroom
34 units
1,227 – 1,600 sf
from \$520,000

4 Bedroom
1 unit
1,397 – 1,397 sf
from \$865,000

For Sale in Denim - 20033 70th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$785,000	3 / 2	1507 sf	\$521	133 20033 70TH AVENUE
\$785,000	3 / 2	1493 sf	\$526	120 20033 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	2 / 1ba	1037 sf	\$506	2026-04-23
\$680,000	3 / 2ba	1375 sf	\$495	2026-02-11
\$640,000	2 / 1ba	1202 sf	\$532	2025-09-30
\$730,000	3 / 2ba	1542 sf	\$473	2025-05-29

Value & Financing

Price Positioning

\$523 /sq ft

Active listings here average **\$523/sf** vs **\$638/sf** across Willoughby Heights.

18% below area average

Mortgage Snapshot

\$3,760 /mo

Entry price (from) **\$785,000**

20% down payment **\$157,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 3	SUITES 89	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS908	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Denim 20033 70 Ave, Langley, BC V2Y 1P5, Canada BCS908 . Denim is located on 70th Avenue and 200th Street in a convenient neighbourhood of Langley. Built in 2004, Denim offers 208 homes that are well maintained and professionally managed by Baywest: 604-591-6060. This is a prime location just minutes away from Moreno's Market & Deli, Dynamic Personal Training, and Damiko Sushi. Transit and major routes are close by and within walking distance. Features of

Denim include a club house, in suite laundry, a playground, and a recreation centre. Rentals and two pets are allowed with restrictions.İ»¿

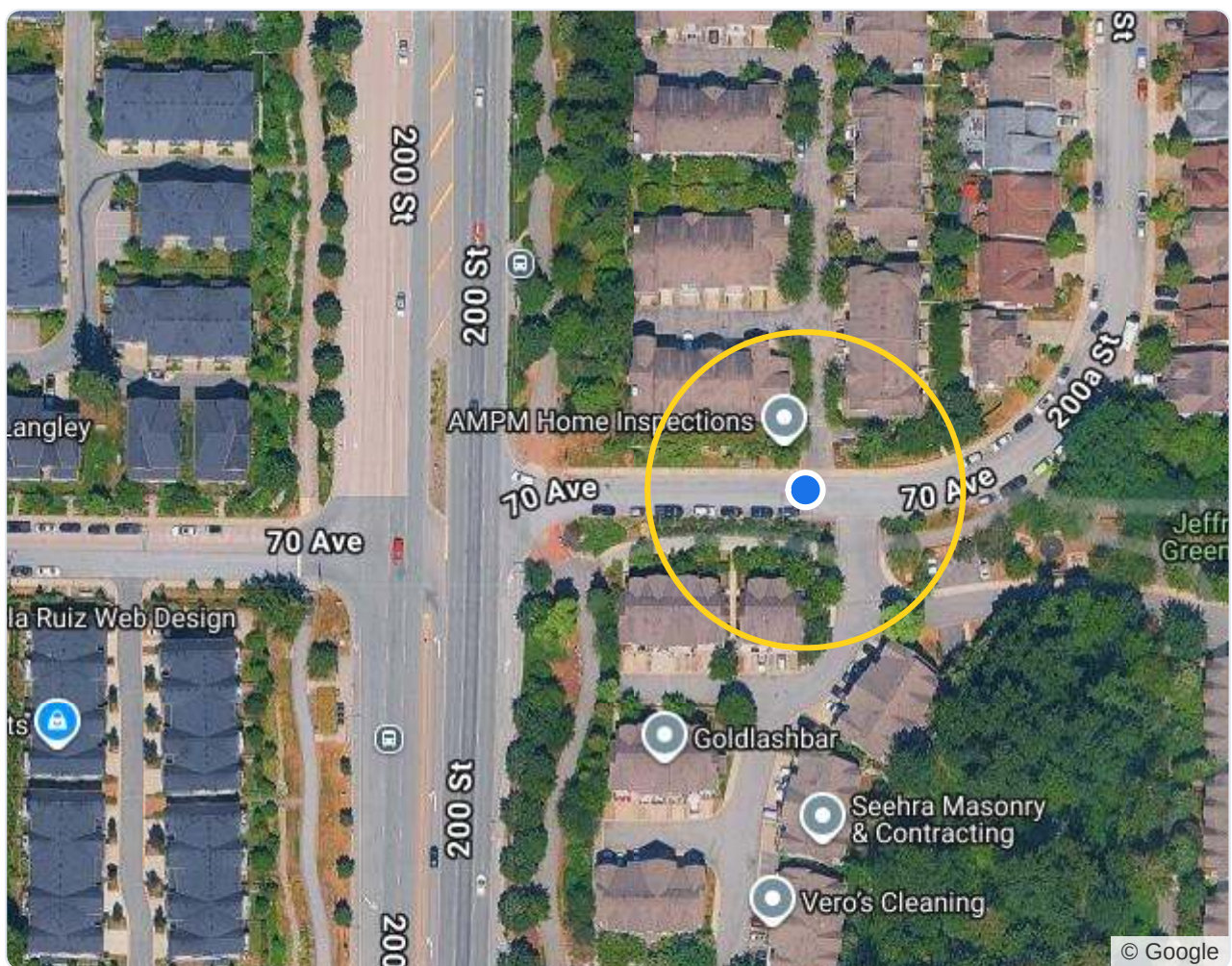
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening
- ✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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