

BUILDING BROCHURE

# LOUGHEED ESTATES - 3911 CARRIGAN BUILDING

3911 Carrigan Crt. · Burnaby, BC V3N 4J7 · Government Road



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**1** FOR SALE  
FROM \$614,900

**4** SOLD · 12 MO  
\$372,500-\$515,000

  
12-MO SOLD TREND  
-9.1

# Unit Mix

|                                                                      |                                                                         |                                                                          |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>6 units<br>664 – 707 sf<br><b>from \$329,000</b> | <b>2 Bedroom</b><br>21 units<br>862 – 1,091 sf<br><b>from \$419,000</b> | <b>3 Bedroom</b><br>7 units<br>1,156 – 1,300 sf<br><b>from \$543,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|

## For Sale in Lougheed Estates – 3911 Carrigan Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS          |
|------------------|--------------|---------|-------|-------------------------|
| <b>\$614,900</b> | 3 / 2        | 1232 sf | \$499 | 119 3911 CARRIGAN COURT |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$372,500</b> | 1 / 1ba | 680 sf | \$548 | 2026-06-20 |
| <b>\$515,000</b> | 2 / 1ba | 929 sf | \$554 | 2026-03-27 |
| <b>\$500,000</b> | 2 / 1ba | 873 sf | \$573 | 2026-02-25 |
| <b>\$500,000</b> | 2 / 1ba | 926 sf | \$540 | 2025-11-20 |

## Value & Financing

|                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$499</b> /sq ft<br><br>Active listings here average <b>\$499/sf</b> vs <b>\$858/sf</b> across Government Road.<br><br><b>42% below area average</b> | <b>Mortgage Snapshot</b><br><br><b>\$2,945</b> /mo<br><br>Entry price (from) <b>\$614,900</b><br>20% down payment <b>\$122,980</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                    |                                               |
|----------------------------------|------------------------------------------------|------------------------------------|-----------------------------------------------|
| <b>YEAR BUILT</b><br><b>1973</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>123</b>        | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>    |
| <b>EXTERIOR</b><br><b>Mixed</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>NWS92</b> | <b>MANAGEMENT</b><br><b>The Wynford Group</b> |

## Overview

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Lougheed Estates is located at 3911 Carrigan Court, Burnaby, BC V3N 4J7, NWS92 - located in Government Road area of Burnaby North, near the crossroads Cardston Court and Government Street. Lougheed Estates is steps from Ki Bang Kim, Grocery Store, Keswick Par, All Ways Driving school, Lougheed Town Centre and Lougheed Skytrain station. Fitness 2000, Bell Park, Burnaby Cariboo RV Park, London Drugs, Cameron Park, Coquitlam College, Burnaby Mountain Secondary and Simon Fraser University are close to the complex. Vannian Cafe, Edgwood Place, Bookside Court, Yan's Garden Chinese, Insadong Korean, White Spot, Sushi 2 Go, Sushi California are a few restaurants in the neighbourhood to choose from for a family dinner. The Lougheed Estates was built in 1972. It has frame-wood construction. There are 123 units in development and in strata. Lougheed Estates at 3911 Carrigan Court is one of two brown coloured Lougheed Estates buildings. The other is at 3921 Carrigan Court. Two pets are allowed. Rentals are permitted. The amenities are wheelchair access, underground secured parking, sauna, lounge, in-suite laundry, indoor pool and a bike room. Most homes offer open floor plan, vaulted ceilings, nice size balcony and laminate floors. Some units have stainless steel appliances, granite countertops and crown mouldings. The strata has maintained this building well, pipes and roofs already done with decks replaced as needed.

## Amenities & Features

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- |                     |                     |
|---------------------|---------------------|
| ✓ Club House        | ✓ Elevator          |
| ✓ In Suite Laundry  | ✓ Pool; Indoor      |
| ✓ Swirlpool/hot Tub | ✓ Wheelchair Access |

## Maintenance Fees Include

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

## Location



**Les Twarog**

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