

BUILDING BROCHURE

MIDDLEGATE TOWER

7171 Beresford St. · Burnaby, BC V5E 3Z8 · Highgate



Scan to view online



2 FOR SALE
FROM \$499,800

2 SOLD · 12 MO
\$475,000–\$485,000


12-MO SOLD TREND
-11.6

Unit Mix

2 Bedroom

23 units

863 – 1,805 sf

from \$465,000

For Sale in Middlegate Tower & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,999	2 / 2	935 sf	\$642	403 7171 BERESFORD STREET
\$499,800	2 / 2	879 sf	\$569	1102 7171 BERESFORD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$485,000	2 / 2ba	900 sf	\$539	2026-02-23
\$475,000	2 / 2ba	863 sf	\$550	2026-02-19
\$532,000	2 / 2ba	863 sf	\$616	2025-06-23
\$560,000	2 / 2ba	915 sf	\$612	2025-04-29

Value & Financing

Price Positioning

\$605 /sq ft

Active listings here average \$605/sf vs \$763/sf across Highgate.

21% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) \$499,800

20% down payment \$99,960

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1976	LEVELS 12	SUITES 66	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS738	

Overview

Middlegate Tower - 7171 Beresford Street, Burnaby, BC V5E 3Z8, NWS738 - Located Beresford Street and Greenford Avenue in the popular Highgate subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping and restaurants within a short distance away. Middlegate Tower is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Middlegate Tower include Michael J Fox Theatre, National Nikkei Heritage Centre Society, Highland Park Line, Southridge and Byrne Creek Urban Trails, Metropolis at Metrotown and Richmond Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminister. Middlegate Tower is close to Stride Avenue Elementary and Byrne Creek Secondary Schools, Highgate Preschool, PrimeCare Medical Clinic, Highgate Village shopping Centre, YYoga, Curves and Anytime Fitness Centres, Rona Home Centre and a wide variety of ethnic restaurants including Tim Hortons, Pearl House, Hi Genki, Wings Pub and Grill, Nao Sushi and many others. Middlegate Tower is a 12 level complex built in 1976 that consists of 66 units featuring wrap-around balcony and in-suite laundry. The complex also offers club house, bike room, storage and underground parking with garage door opener. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management. Complex has completely redone plumbing, new roof was installed in 2006-2007. Middlegate Tower offers great living in the heart of the popular and safe neighbourhood - Live here today!

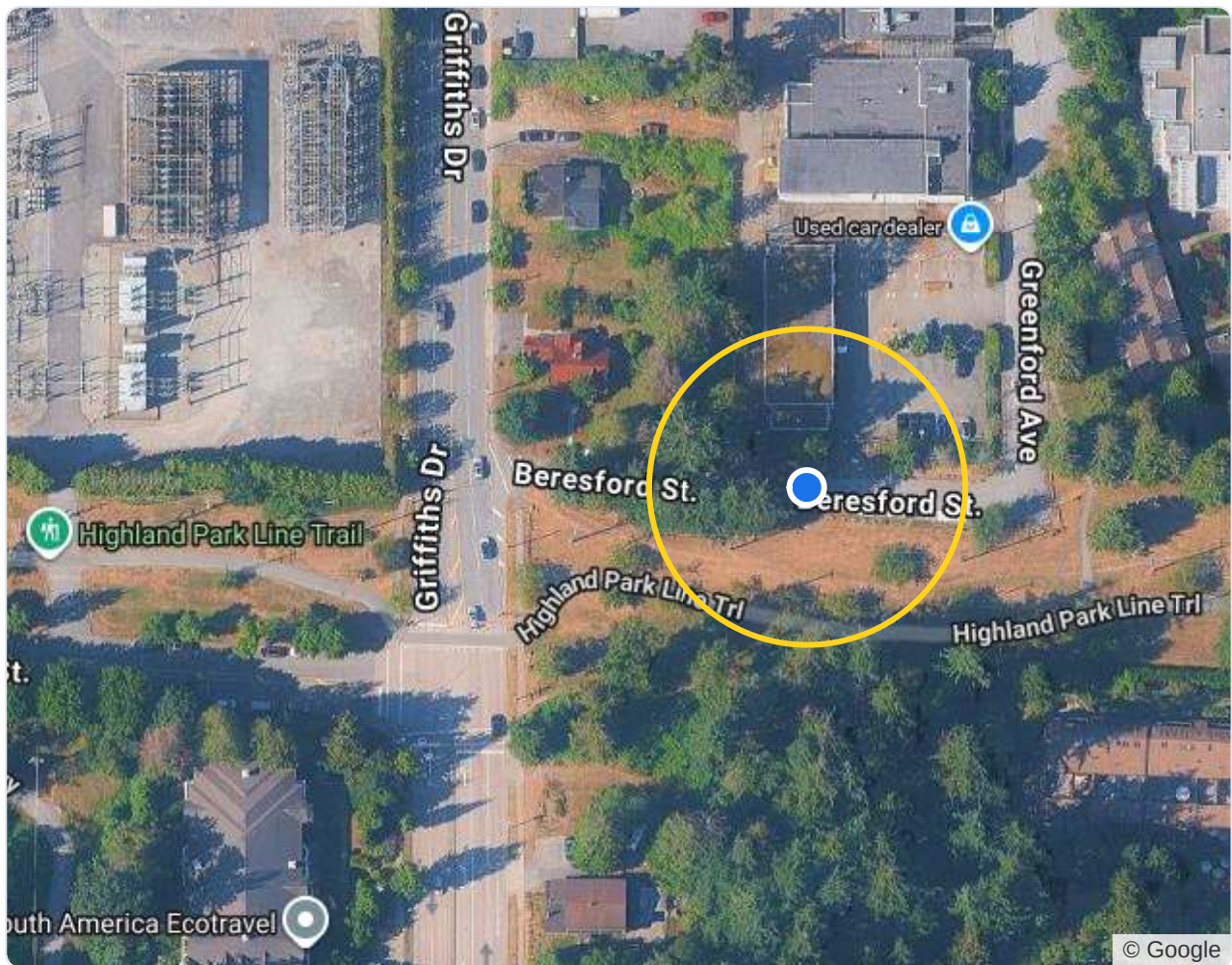
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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