

NOVO

9298 University Cres. · Burnaby, BC V5A 4X8 · Simon Fraser Univer.



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3 FOR SALE
FROM \$488,000

2 SOLD · 12 MO
\$324,000–\$625,000



Unit Mix

Studio

4 units
379 – 408 sf
from \$295,000

1 Bedroom

26 units
422 – 811 sf
from \$324,000

2 Bedroom

38 units
698 – 1,215 sf
from \$410,000

For Sale in Novo & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,000	2 / 2	912 sf	\$657	501 9298 UNIVERSITY CRESCENT
\$598,000	2 / 2	908 sf	\$659	303 9298 UNIVERSITY CRESCENT
\$488,000	1 / 1	709 sf	\$688	101 9298 UNIVERSITY CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$625,000	2 / 2ba	1054 sf	\$593	2026-07-01
\$324,000	1 / 1ba	424 sf	\$764	2026-04-05
\$460,000	1 / 1ba	637 sf	\$722	2025-07-31
\$325,000	1 / 1ba	422 sf	\$770	2025-07-24

Value & Financing

Price Positioning

\$668 /sq ft

Active listings here average **\$668/sf** vs **\$837/sf** across Simon Fraser Univer..

20% below area average

Mortgage Snapshot

\$2,337 /mo

Entry price (from) **\$488,000**

20% down payment **\$97,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 9	SUITES 167	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Leasehold	STRATA PLAN BCS1046	DEVELOPER Intergulf Development Group

Overview

Novo I - 9298 University Crescent, Burnaby V5A 0A4, BCS1046 - Located on Burnaby Mountain, in Simon Fraser University's "UniverCity" area. Short distance to banks, coffee shops, pharmacy, quick-stop grocery stores, food markets and Safeway. Take-out food and restaurants include Pizza Point, Ichibankan Express SFU, Canadian Pizza Plus, Hanano Sushi and Grill, Club Ilia and

Horizons restaurant. Schools nearby are University Highlands Elementary and Burnaby Heights Secondary. Enjoy the numerous hiking trails and tranquility of the demonstration forest surrounding the SFU campus. Close to Skytrain and major routes providing access and easy commutes to the rest of Burnaby, Vancouver and YVR.

Novo I, built in 2004 consists of 167 contemporary-designed bright and spacious homes featuring laminate, hardwood and ceramic tile floors; floor to ceiling windows, cosy fireplaces, washers and driers, open concept kitchen-dining-living areas, large patios and balconies. Building amenities include gym facilities, sauna, bike room and visitor parking. Maintenance fees include caretaker, garbage pickup, gardening, hot water, management and recreation facilities.

Enjoy the benefits of living at Novo I - spectacular views, sustainable community, surrounded by demonstration forest, reduced transit rates and use of University facilities - be a part of life on the mountain!

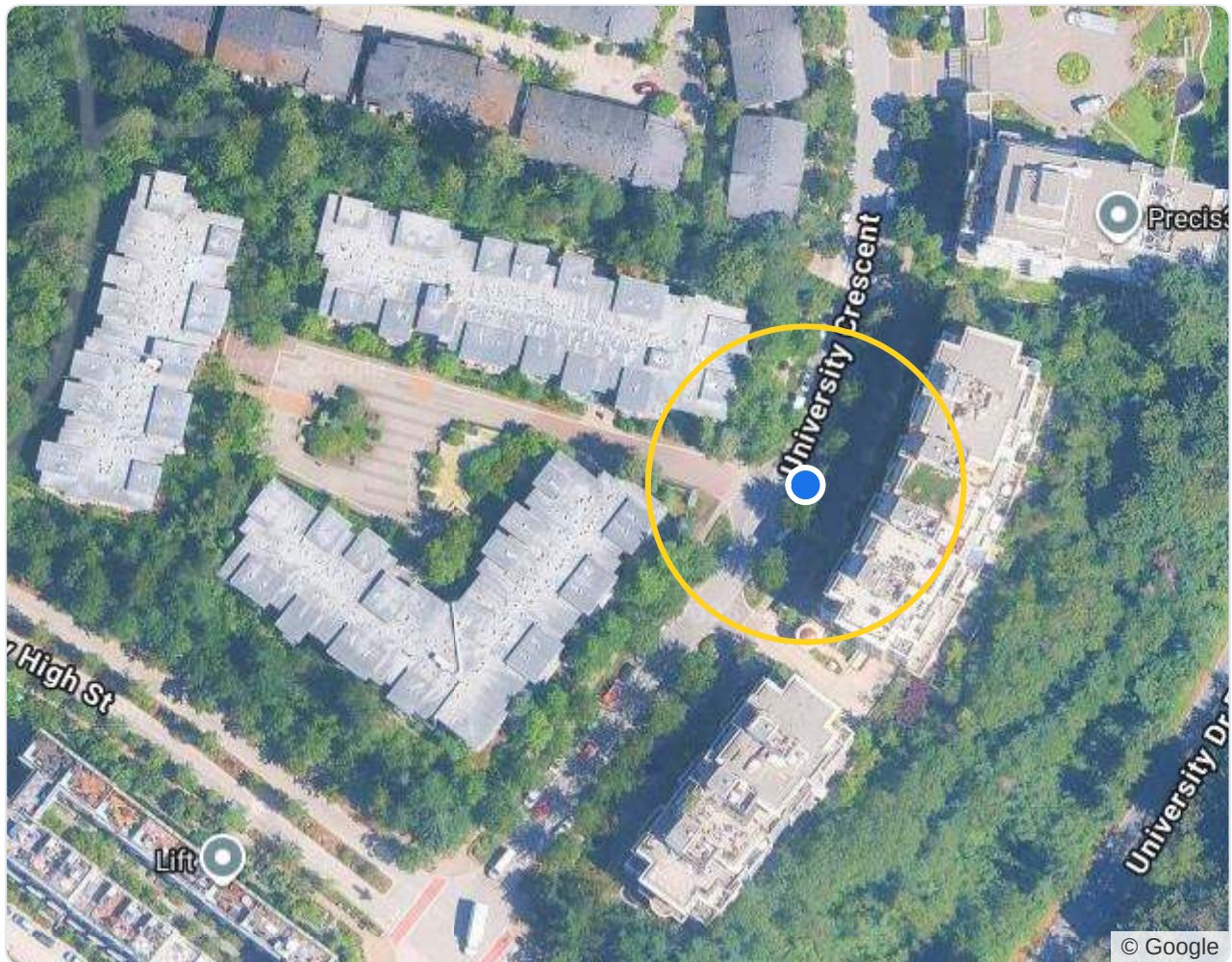
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |

Maintenance Fees Include

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

Location



Les Twarog

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