

BUILDING BROCHURE

QUEEN'S COURT

3455 Ascot Pl. · Vancouver, BC V5R 6B7 · Collingwood VE



Scan to view online



7 FOR SALE
FROM \$385,000

3 SOLD · 12 MO
\$281,800-\$509,000

12-MO SOLD TREND
-52.2

Unit Mix

Studio 7 units 398 – 400 sf from \$245,000	1 Bedroom 26 units 398 – 636 sf from \$349,900	2 Bedroom 22 units 614 – 850 sf from \$475,000
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For Sale in Queen's Court & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$575,000	2 / 1	715 sf	\$804	1208 3455 ASCOT PLACE
\$553,000	2 / 1	700 sf	\$790	602 3455 ASCOT PLACE
\$549,000	2 / 1	735 sf	\$747	209 3455 ASCOT PLACE
\$460,000	1 / 1	635 sf	\$724	607 3455 ASCOT PLACE
\$425,900	1 / 1	516 sf	\$825	806 3455 ASCOT PLACE
\$399,000	1 / 1	569 sf	\$701	1008 3455 ASCOT PLACE
\$385,000	1 / 1	518 sf	\$743	912 3455 ASCOT PLACE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$281,800	— / 1ba	400 sf	\$705	2026-05-04
\$375,000	1 / 1ba	495 sf	\$758	2026-03-26
\$509,000	2 / 1ba	719 sf	\$708	2025-09-24
\$499,900	2 / 1ba	614 sf	\$814	2025-08-23

Value & Financing

Price Positioning

\$762 /sq ft

Active listings here average **\$762/sf** vs **\$941/sf** across Collingwood VE.

19% below area average

Mortgage Snapshot

\$1,844 /mo

Entry price (from) **\$385,000**

20% down payment **\$77,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 14	SUITES 150	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1299	MANAGEMENT First Service Residential

Overview

Queen's Court - 3455 Ascot Place, Vancouver, BC V5R 6B6, LMS1299 - located in Collingwood area of Vancouver East, near the crossroads Ascot Place and Joyce Street. Queen's Court is walking distance to Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown within a short drive (one skytrain station away). Slocan Park and Renfrew Ravine Park, John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Fountain Tire and Norquay Park with its great playground are close to the development. Queen's Court was built in 1994. It is a 14-level concrete building. One pet is allowed. Rentals are permitted. The features are underground secured parking, garden, elevator, shared laundry and storage. Most homes offer laminate floors, cozy fireplace, good sized private patio and crown moulding.

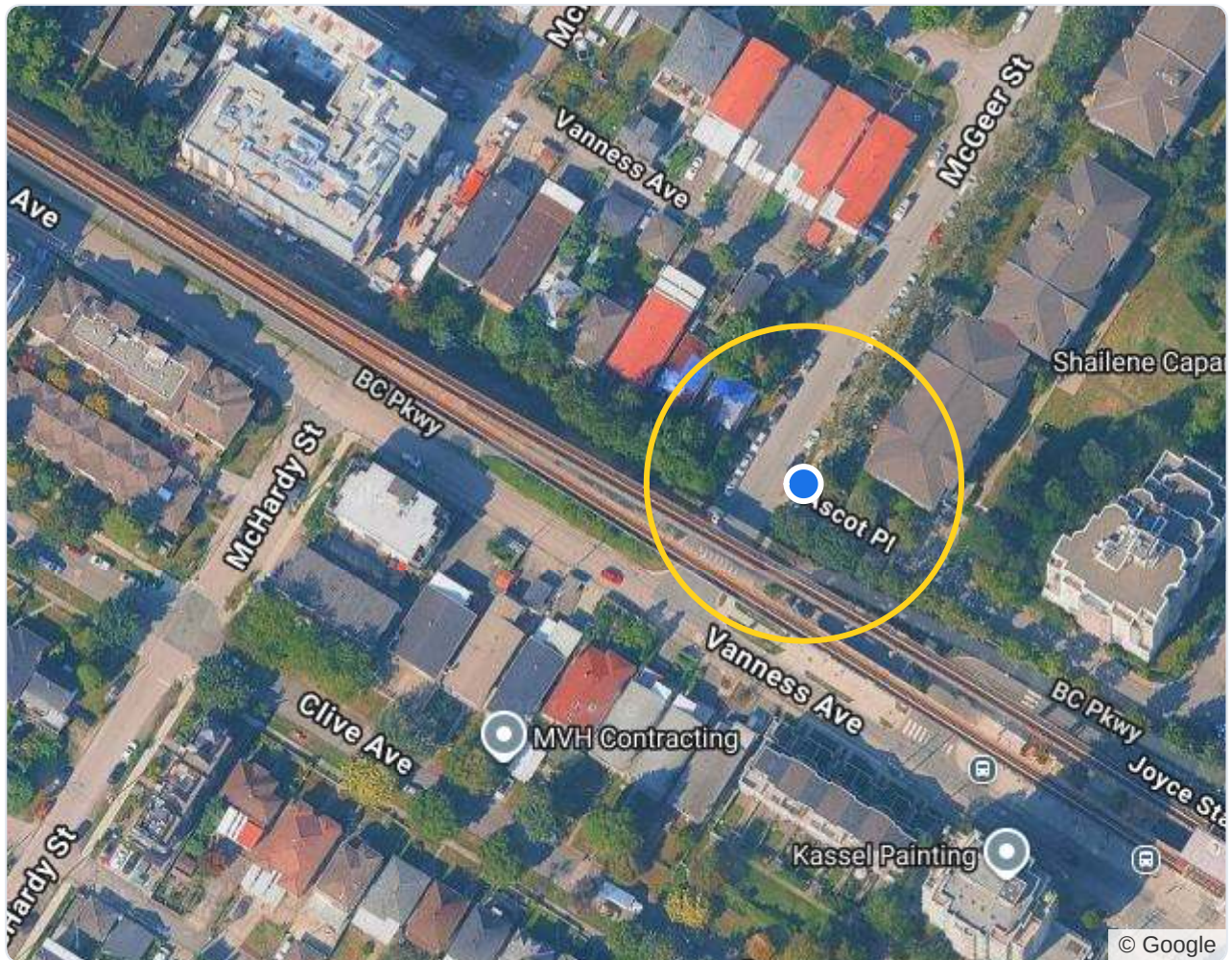
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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