

BUILDING BROCHURE

ROCKPORT - 6336 197TH BUILDING

6336 197th St. · Langley, BC V2Y 2T7 · Willoughby Heights



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1 FOR SALE
FROM \$385,000

3 SOLD · 12 MO
\$390,000–\$452,000



Unit Mix

1 Bedroom

20 units
629 – 778 sf
from \$325,000

2 Bedroom

11 units
746 – 1,164 sf
from \$330,000

For Sale in Rockport - 6336 197th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$385,000	1 / 1	656 sf	\$587	115 6336 197 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$452,000	2 / 1ba	765 sf	\$591	2026-02-14
\$440,000	1 / 1ba	757 sf	\$581	2026-02-13
\$390,000	1 / 1ba	653 sf	\$597	2025-12-09
\$425,000	1 / 1ba	700 sf	\$607	2025-06-14

Value & Financing

Price Positioning

\$587 /sq ft

Active listings here average \$587/sf vs \$575/sf
across Willoughby Heights.

2% above area average

Mortgage Snapshot

\$1,844 /mo

Entry price (from)	\$385,000
20% down payment	\$77,000
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1998	LEVELS 3	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata		STRATA PLAN LMS3074

Overview

Rockport - 6636 197 Street Langley, BC V2Y 2T2, LMS3074 - Located in the heart of Langley on 197 Street and Willowbrook Drive. Rockport offers 56 homes built in 1998 that are professionally managed. This is a central location close to public transit, Willowbrook Shopping Mall, Superstore, medical services, Costco, schools at all levels, Langley Meadows Park, London Drugs, Safeway, recreation, Fraser Valley Regional Library and more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature cozy gas fireplaces, spacious living areas, plenty of windows to brighten your homes, in-suite laundry with extra storage and oversized balconies with gorgeous views of the city and mountains from most units. Rockport is a well maintained building with recent updates including new roofs, new decks and rainscreen. Other features of this building include wheelchair access, elevators, bike storage, secured underground parking, visitor parking, a recreation centre that includes a pool table, a beautifully landscaped courtyard and garden areas that residents can enjoy. Rockport offers comfortable living suited for every lifestyle in a sought after neighbourhood - Live here!

Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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