

BUILDING BROCHURE

TAMARIND WESTSIDE - 30515 CARDINAL BUILDING

30515 Cardinal Ave. · Abbotsford, BC V2T 0A8 · Abbotsford West



Scan to view online



1 FOR SALE
FROM \$330,000

13 SOLD · 12 MO
\$240,000–\$440,000

12-MO SOLD TREND
-29

Unit Mix

1 Bedroom

51 units
463 – 740 sf
from \$240,000

2 Bedroom

30 units
702 – 1,067 sf
from \$378,000

For Sale in Tamarind Westside - 30515 Cardinal Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$330,000	1 / 1	643 sf	\$513	302 30525 CARDINAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$275,000	1 / 1ba	546 sf	\$504	2026-07-07
\$240,000	1 / 1ba	478 sf	\$502	2026-06-27
\$275,000	1 / 1ba	633 sf	\$434	2026-06-21
\$325,000	1 / 1ba	636 sf	\$511	2026-04-12

Value & Financing

Price Positioning

\$513 /sq ft

Active listings here average **\$513/sf** vs **\$487/sf** across Abbotsford West.

5% above area average

Mortgage Snapshot

\$1,580 /mo

Entry price (from) **\$330,000**

20% down payment **\$66,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 4	SUITES 188	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3397	DEVELOPER Quantum Properties
MANAGEMENT Premier Strata Services			

Overview

Tamarind Westside - 30515 Cardinal Avenue, Abbotsford, V2T 0A8. Strata No: BCS3397, 4 levels, 188 units, built 2009. Located in West Abbotsford on the corner of Cardinal Avenue and Mt Lehman Road. Another fabulous development by Quantum Properties. Managed by Baywest (604 853 7511). 19 different floor plans to choose from ranging in size from a unique Junior 1 Bedroom style

(460 sq.ft.) to a spacious 2 Bedroom + Den, 2 Bathroom style (1043 sq.ft.) Youâ€™ve got to see it! The location is excellent. The styling is extraordinary.ï»¿

At Tamarind Westside, youâ€™re tucked away in a private, contemporary enclave thatâ€™s still only minutes from everywhere you want to be. All the urban amenities you insist on are close at hand as well â€“ schools, parks, churches and temples, a fitness centre, coffee bistros, itâ€™s all nearby. Freeway access is easy â€“ just a one-minute commute to the Mount Lehman interchange, and youâ€™re on your way. A five-minute drive brings you to the University College of the Fraser Valley, 15 and youâ€™re at Trinity College. The Abbotsford Airport is nearby, as is the Abbotsford Hospital and Cancer Centre.

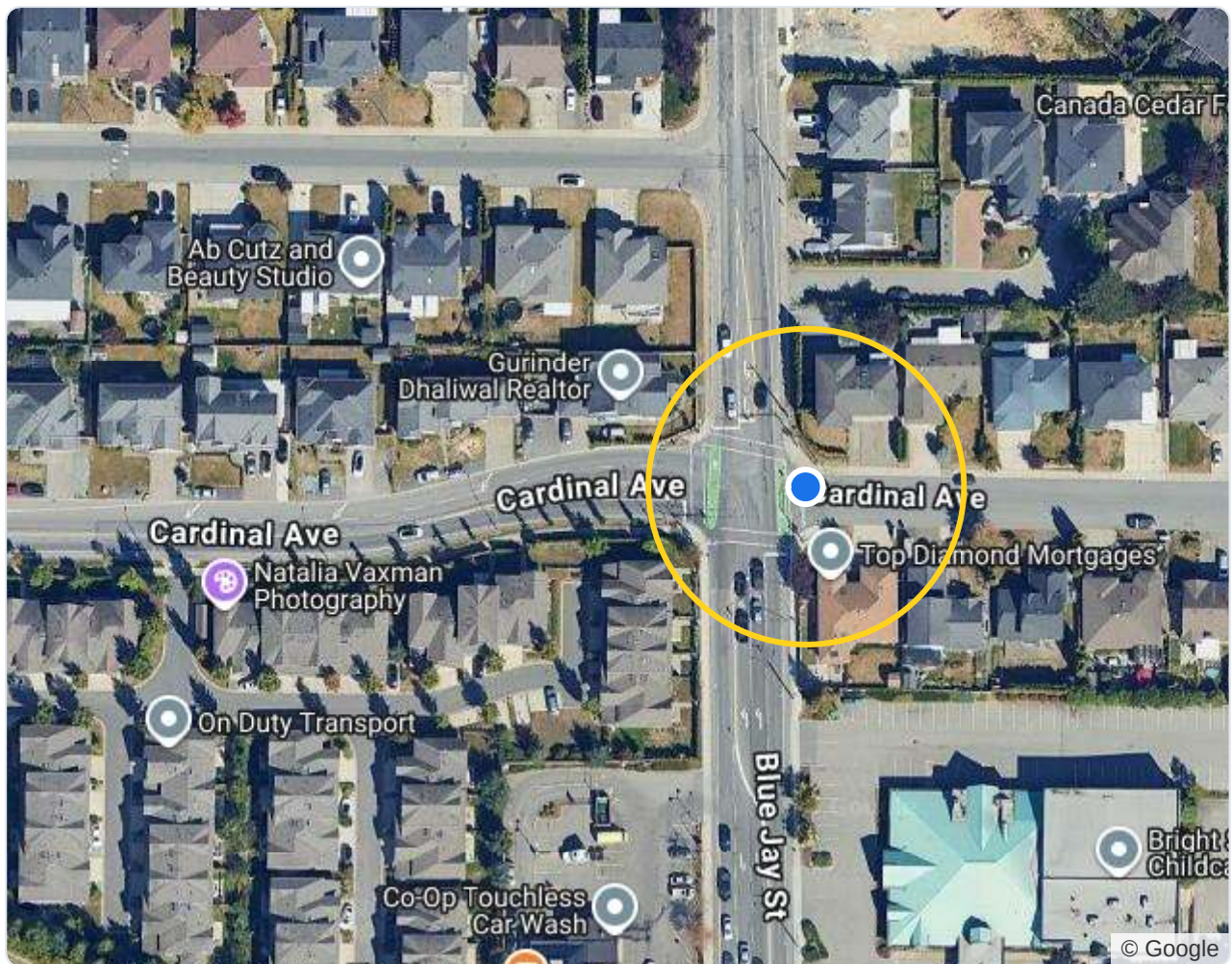
Amenities & Features

- | | |
|--------------------|-----------|
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | |

Location



Les Twarog

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