

THE KINGSWAY - 6440 197TH BUILDING

6440 197th St. · Langley, BC V2Y 1H9 · Willoughby Heights



1 FOR SALE
FROM \$528,000



Unit Mix

2 Bedroom

16 units
1,071 – 1,147 sf
from \$349,900

3 Bedroom

1 unit
1,368 – 1,368 sf
from \$570,000

For Sale in The Kingsway - 6440 197th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$528,000	2 / 2	1147 sf	\$460	205 6440 197 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	2 / 2ba	1130 sf	\$465	2025-07-15
\$530,000	2 / 2ba	1132 sf	\$468	2025-06-01
\$615,000	2 / 2ba	1093 sf	\$563	2025-01-22
\$575,280	2 / 2ba	1122 sf	\$513	2024-09-03

Value & Financing

Price Positioning

\$460 /sq ft

Active listings here average **\$460/sf** vs **\$583/sf** across Willoughby Heights.

21% below area average

Mortgage Snapshot

\$2,529 /mo

Entry price (from) **\$528,000**

20% down payment **\$105,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS273	

Overview

The Kingsway 6440 197 St, Langley, BC V2Y 1G8, Canada LMS273. Located on 197th Street and Matheson Road in a convenient neighbourhood of Langley. The Kingsway built in 1992, offers 26 homes that are well maintained and professionally managed by Campbell Strata Management: 866-272-0080. This is a prime location just minutes away from Mr. Mike's Steakhouse & Bar, Fitness Town, Boston Pizza Langley, and Willowbrook Shopping Centre. Transit and major routes are close by and within walking distance. Features of The Kingsway include a club house, an elevator, a garden, in suite laundry, and storage space. The Kingsway does not allow pets or rentals.

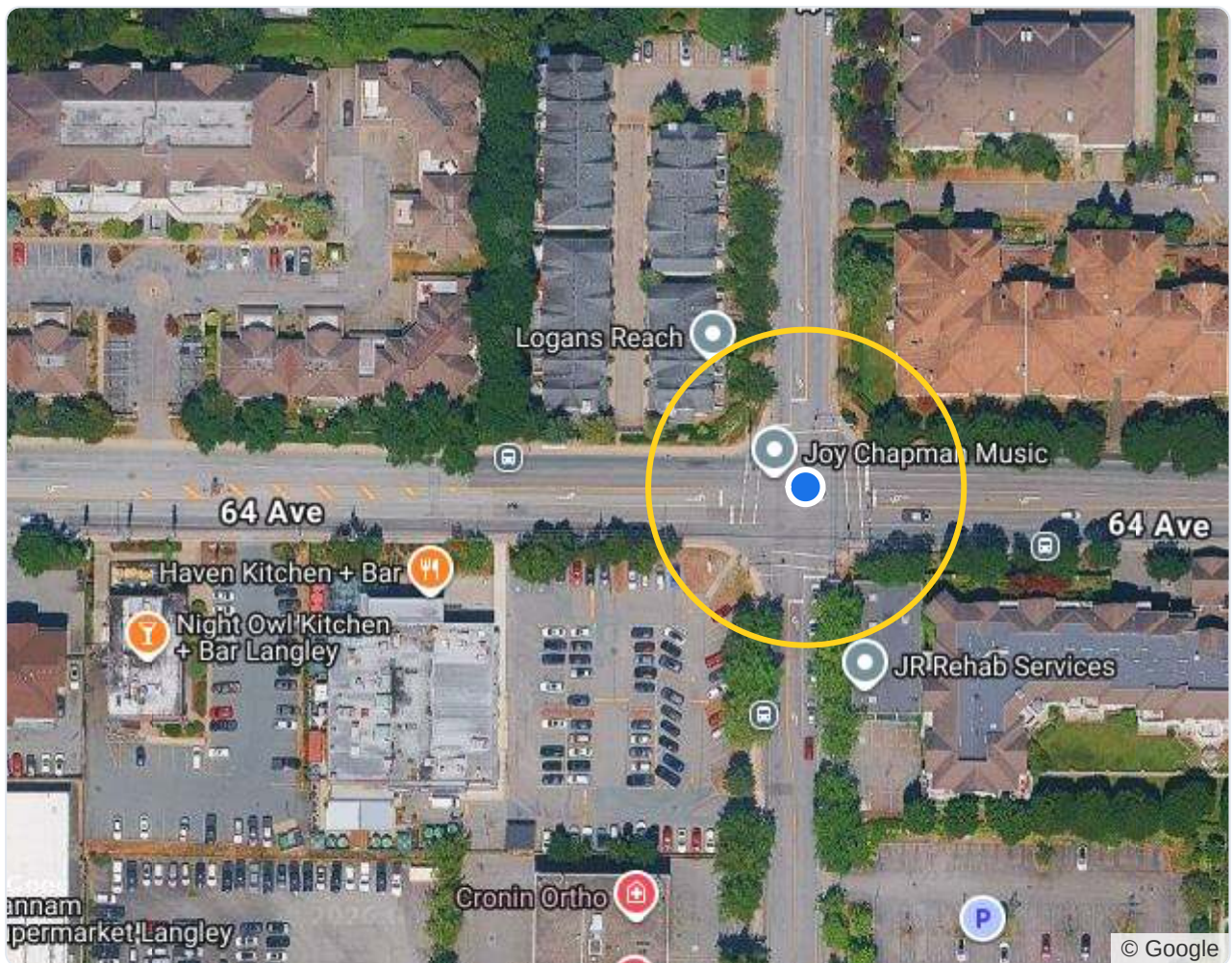
Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



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Book a Viewing
scan or call