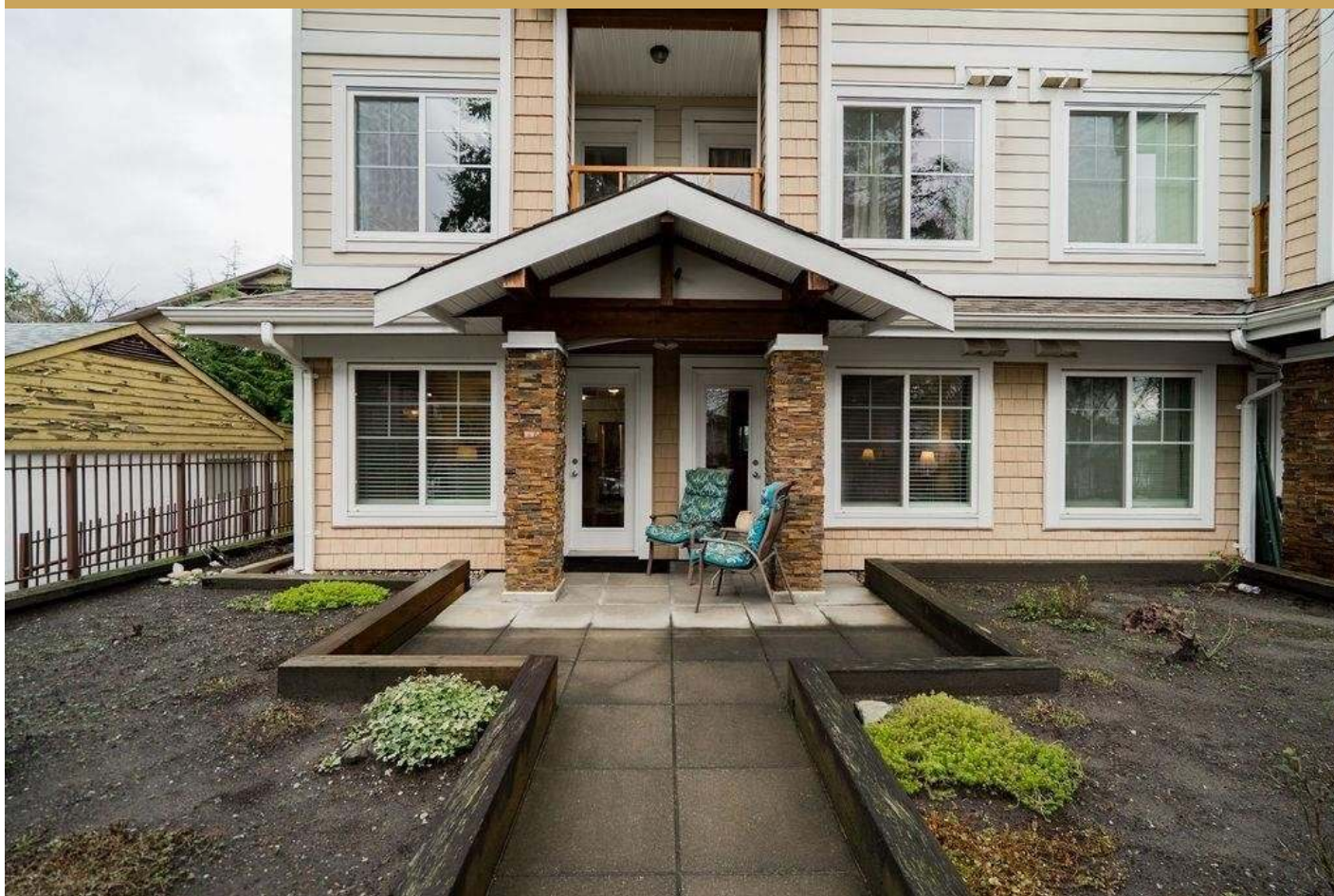


THE SAPPHIRE

1969 Westminster Ave. · Port Coquitlam, BC V3B 1E7 · Glenwood PQ



Scan to view online



1 FOR SALE
FROM \$429,000

2 SOLD · 12 MO
\$464,500–\$530,000



Unit Mix

1 Bedroom

8 units

656 – 680 sf

from \$349,900

2 Bedroom

4 units

905 – 945 sf

from \$530,000

For Sale in The Sapphire & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,000	1 / 1	657 sf	\$653	111 1969 WESTMINSTER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	2 / 2ba	914 sf	\$580	2026-06-05
\$464,500	1 / 1ba	660 sf	\$704	2026-04-16
\$621,000	2 / 2ba	945 sf	\$657	2025-03-28
\$490,000	1 / 1ba	657 sf	\$746	2025-01-20

Value & Financing

Price Positioning

\$653 /sq ft

Active listings here average **\$653/sf** vs **\$705/sf** across Glenwood PQ.

7% below area average

Mortgage Snapshot

\$2,055 /mo

Entry price (from) **\$429,000**

20% down payment **\$85,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 23	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3110	

Overview

The Sapphire - 1969 Westminster Avenue, Port Coquitlam, BC V3B 1E7, BCP25638 - Located on Westminster Avenue and Oxford Street in the popular Glenwood area of Port Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around The Sapphire are Aggie Park, Town Centre Skatepark, Blakeburn Park, Port Coquitlam Recreation Complex, Terry Fox Library, Carnoustie Golf Club and PoCo Trail. Direct access to Lougheed Hwy and West Coast Express allows for an easy commute to surrounding destinations including Vancouver, Coquitlam and Pitt Meadows.

The Sapphire is close to Kwayhquitlum Middle, Terry Fox Secondary and James Park Elementary Schools, cole Des Pionniers, Poco Happy Times Preschool, Honey Bee's Child Care Center and wide variety of restaurants including Ginza Japanese Restaurant, Domino's Pizza, Dinakis Mediterranean Grill and many others. Just steps to Oxford Market, minutes to Costco.

The Sapphire is a four level complex built in 2008 using protective rain screen technology. It consists of 23 units featuring in-suite laundry, electric fireplace with hot air blower, energy efficient windows common amenity room with kitchenette, in suite TV monitoring of the main entrance. Complex offers separate individual entrances for main floor units, outdoor common facilities, rooftop gardens, secure keyfob system for all points of entry, fire sprinkler systems installed throughout, storage locker, secure underground parking and elevator. Maintenance fees include gardening, garbage pickup, hot water and management. Don't miss your opportunity to own this amazing home.

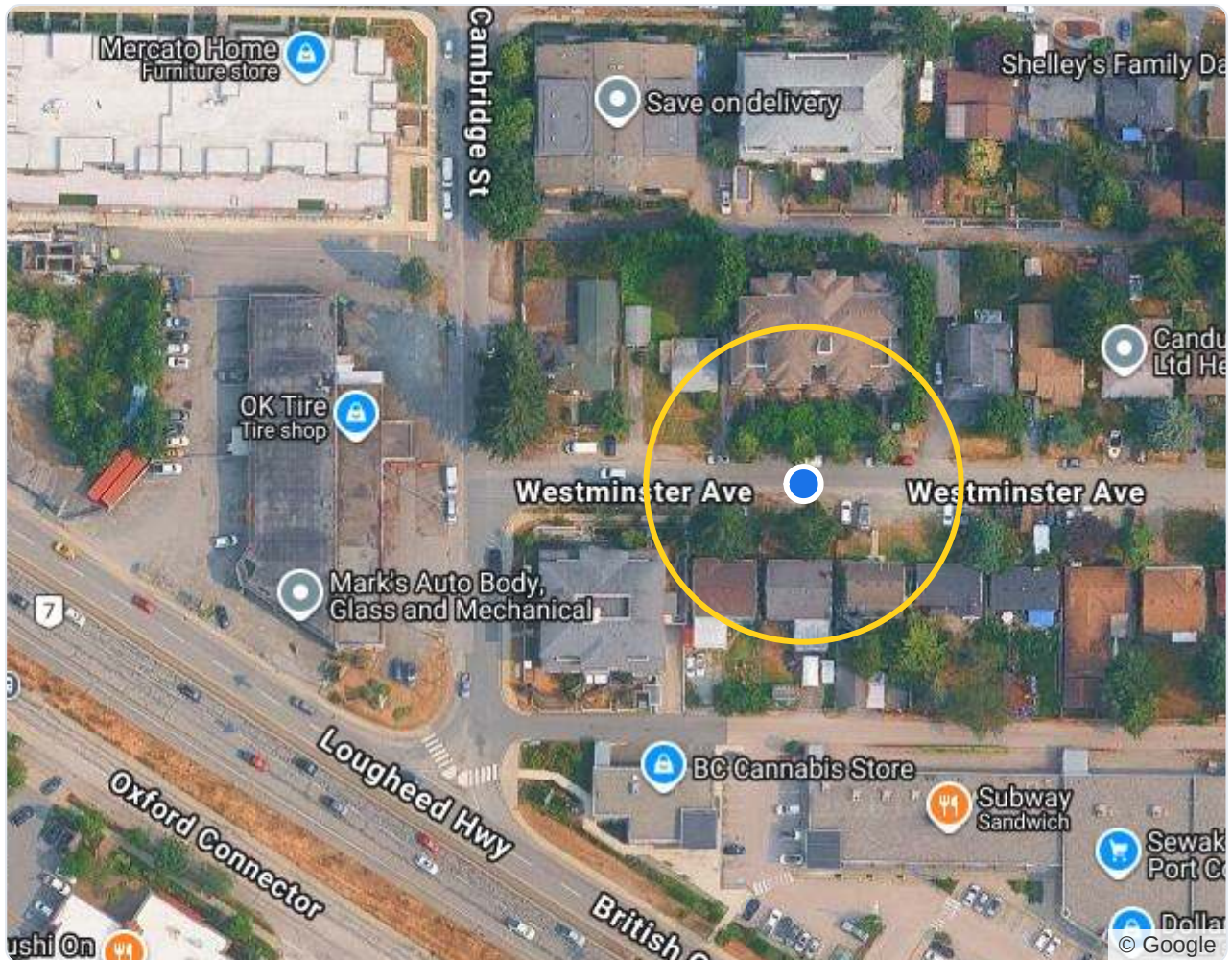
Amenities & Features

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

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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Book a Viewing
scan or call