

BUILDING BROCHURE

WESTCLIFF ARMS

371 Ellesmere Ave. · Burnaby, BC V5B 3T1 · Capitol Hill BN



Scan to view online



1 FOR SALE
FROM \$549,000

12-MO SOLD TREND
-5

Unit Mix

1 Bedroom

1 unit
671 – 671 sf
from \$499,000

2 Bedroom

18 units
869 – 1,008 sf
from \$499,000

For Sale in Westcliff Arms & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 2	890 sf	\$617	412 371 ELLESMERE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$582,500	2 / 2ba	870 sf	\$670	2025-08-20
\$499,000	2 / 2ba	871 sf	\$573	2025-07-08
\$600,000	2 / 2ba	901 sf	\$666	2025-07-04
\$605,500	2 / 2ba	885 sf	\$684	2025-04-30

Value & Financing

Price Positioning

\$617 /sq ft

Active listings here average \$617/sf vs \$917/sf across Capitol Hill BN.

33% below area average

Mortgage Snapshot

\$2,629 /mo

Entry price (from) \$549,000

20% down payment \$109,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1973	LEVELS 5	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS131	DEVELOPER Bosa Development
MANAGEMENT First Service Residential			

Overview

Westcliff Arms - 371 Ellesmere Avenue, Burnaby, BC V5B 3T1, NWS131 - located in Capitol Hill area of Burnaby North, near the crossroads Springer Avenue and Hastings Street. The Westcliff Arms is just steps away from Dynes Park and George Green Park. Walking distance to Fellburn Care Centre, Kensington Tennis Courts, Baseball Field, Skating Ring, Burnaby North Secondary, Kensington Children's Walk-in Clinic, Alpha Secondary and Dolphin Cinema and Confederation Park. There are a lot of restaurants in the neighbourhood that you can choose from for your dinner. Villa Bella Ristorante, Domenico's, Sushi Town, Subway, Peking, Anducci's and ABC Country are only few to name. Safeway in a short stroll from the complex. The bus stops close to Westcliff Arms. The skytrain station is a couple of blocks away. The complex has an easy access to Trans-Canada Hwy1. The building has a nice view of the Lougheed valley and is conveniently located near Hastings and Holdom and only a short 15-20 minute drive to downtown Vancouver. The Westcliff Arms was built in 1973. It has frame-wood construction. It is Bosa building with manicured grounds. most homes offer spacious rooms, in-suite laundry, laminate floors, large deck, nice balcony, stainless steel appliances, underground secured parking, locker and high ceilings. The building has a new roof from 2006 and new plumbing from 2008. Pets are allowed (Two cats or Bosa Development dog). Rentals are not permitted.

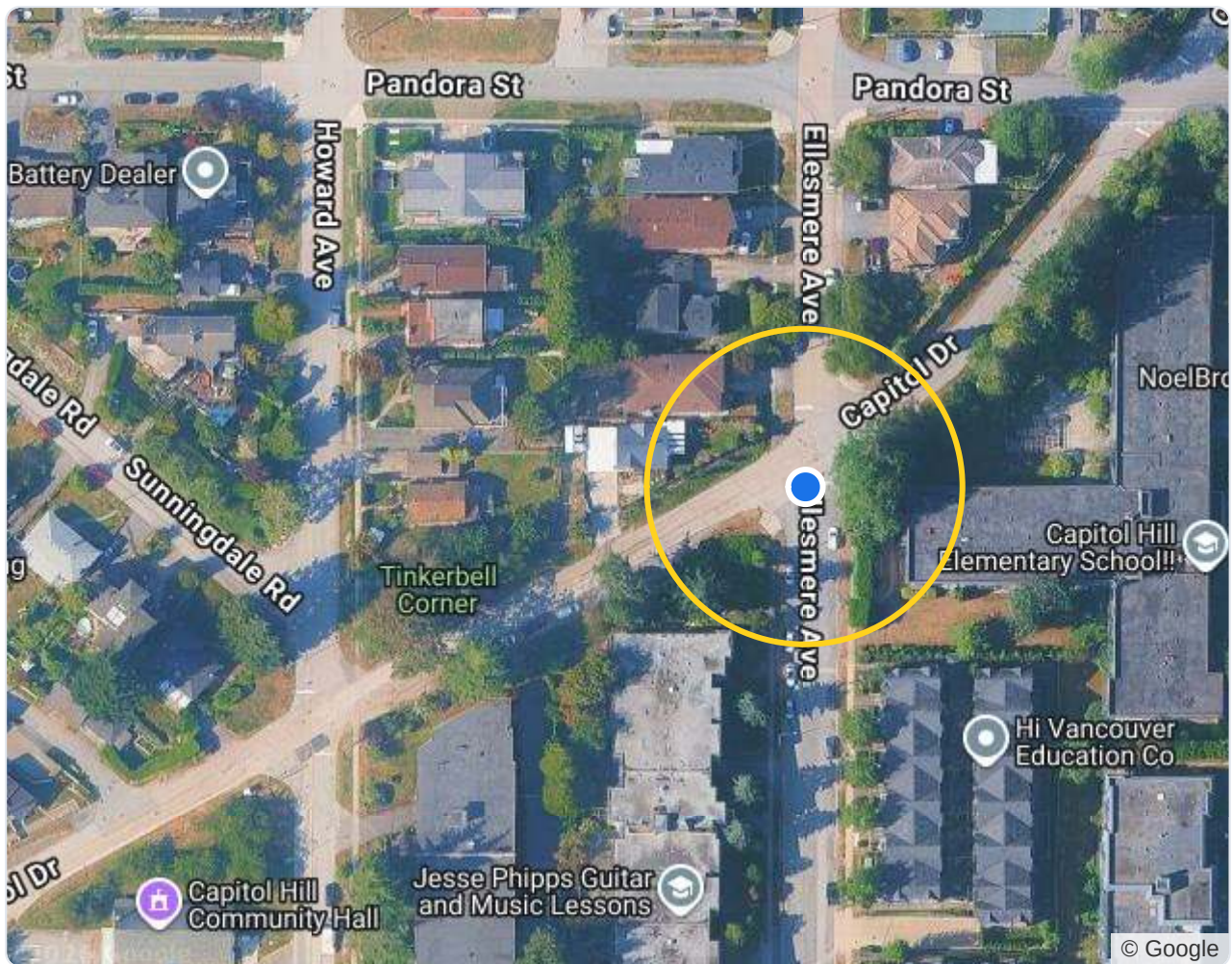
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



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