



# 305 1175 HEFFLEY CRES, COQUITLAM, BC V3B 7J2



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## \$649,900

MLS® Number: R2966253

**305 1175 Heffley Cres**  
 Coquitlam, BC V3B 7J2

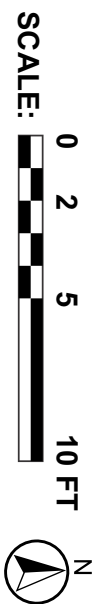


Property Showcase

Living Area: <b>1,017</b> Squarefeet	Bedroom(s): <b>2</b>
Extra Area: <b>57</b> Squarefeet	Bathroom(s): <b>2</b>

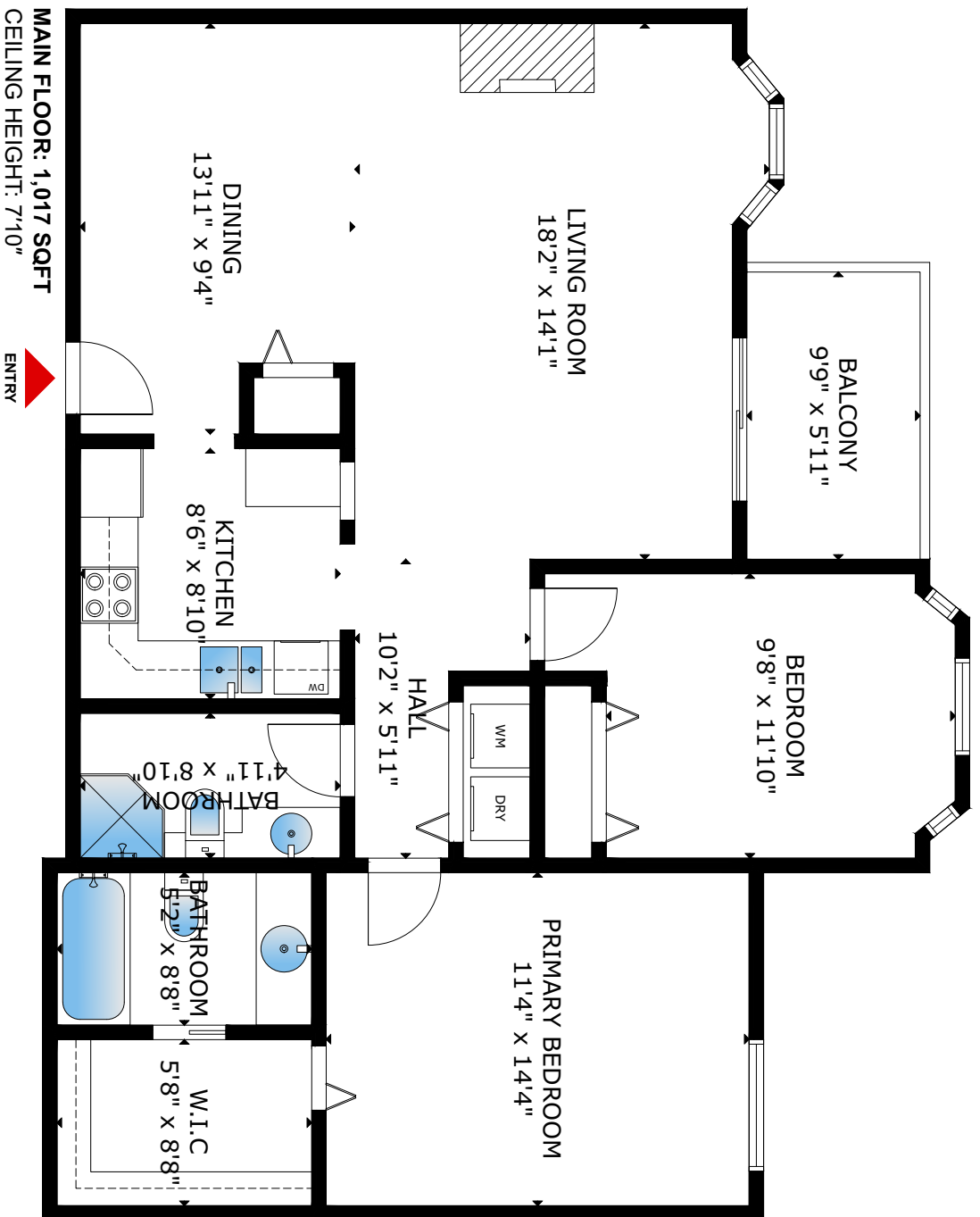
- **LIVING AREA** 1,017 SQ FT
- Main Floor 1,017 SQ FT
- **EXTRA AREA** 57 SQ FT
- Balcony 57 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Captured and Presented by  
**RealtyShot**

Project No: #1511 Date: 02.08.2024  
 This floor plan is a visual representation of the property. The information is provided for informational purposes only and is not intended to be used as a contract. The information is not intended to be used as a contract. The information is not intended to be used as a contract.



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MAIN FLOOR: 1,017 SQFT

CEILING HEIGHT: 7'10"



ENTRY





Area:

**1,017**  
Squarefeet



Bedrooms:

**2**

Bathrooms:

**2**

Kitchens:

**1**

**305 1175 HEFFLEY CRES  
COQUITLAM, BC V3B 7J2**

Property Type..... Single Family  
 Building Type..... Condo  
 Square Footage..... 1,017 sqft  
 Built in ..... 1990  
 Parking Type ..... Garage; Underground

**DESCRIPTION:**

Own a spacious 2-bed, 2-bath condo in a prime location—walking distance to SkyTrain, Coquitlam Centre, Town Centre Park, Lafarge Lake & more! Featuring vaulted ceilings, an updated kitchen & a gas fireplace (included in strata fees), this home offers comfortable living now with an exceptional upside of future re-development. Strata has also voted to market the property for redevelopment, making this a once in a lifetime opportunity to buy into an opportunity to sell at a massive premium in the coming years, and move up to the dream home that you may not quite be able to afford yet. For investors, this is an absolute no-brainer beat the market on your return on investment. This is a great home to live or invest in today, and cash out on in the future. Message listing agent for details.

