YOUR LIFE IN FOCUS

STUDIO, 1, 1 + FLEX, 2, 2 + FLEX
IN LANGLEY CITY,
MINUTES TO THE FUTURE SKYTRAIN

WATCH VIDEO

CONTACT US TODAY!

PRESENTATION CENTRE OPEN EVERY DAY 12PM TO 5PM.

CLOSED ON FRIDAYS ONLY.

homes@scaleliving.ca
778-326-0188
102 - 20505 Fraser Hwy, Langley

IN THE HEART OF LANGLEY CITY'S THRIVING COMMUNITY

Imagine owning a home just an 8-minute walk away from the SkyTrain and several other neighbourhood amenities. Introducing Scale by Scale Projects, an exclusive collection of only 75 homes, perfectly tailored for couples and families. Seize this chance to elevate your lifestyle and embrace a new chapter in the vibrant City of Langley. With peace of mind and convenience at its core, let Scale by Scale Projects be the cornerstone of your journey towards a focused and balanced life.

HOMES

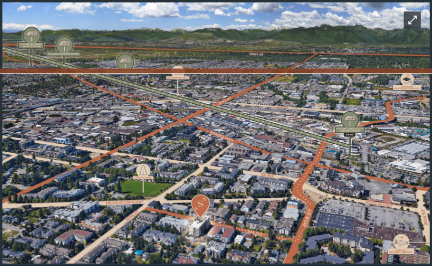
75

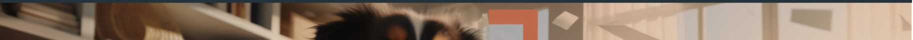
BEDROOMS

Studio, 1, 1+Flex, 2, 2+Flex

ADDRESS

20220 54A Avenue, Langley City





THEY ALWAYS SAY
IT WON'T GROW.
YOUR LIFE IN FOCUS.

A HOME THAT WELCOMES YOU WITH OPEN ARMS

In the whirlwind of life's demands and unpredictability, finding equilibrium can often seem like an elusive dream. The constant hustle and bustle of the outside world can leave us feeling overwhelmed, yearning for a sanctuary where tranquility reigns supreme.

That's why we've crafted a haven, a place where balance is not just a concept but a tangible, everyday reality.

Imagine coming home to a space that welcomes you with open arms—a space meticulously designed to be your refuge from the noise of the outside world. Our homes are a testament to the art of harmonious living. Step inside, and you'll immediately sense the calming atmosphere, a carefully curated blend of aesthetics and functionality. We believe that your home should be a place where you can recharge and rejuvenate, ready to face the challenges of the next day.

Our commitment to creating spaces that promote well-being is evident in every detail, from the thoughtful layout to meticulously designed amenities. "Balance is a Lifestyle" is more than just a theme—it's a reality waiting for you at Scale by Scale Projects.

REGISTER NOW

BALANCE IS A LIFESTYLE

Situated in the rapidly expanding City of Langley near 54A and 203 Street, Scale is located in close walking distance to future Skytrain, and a plethora of hidden gems including restaurants, shops, and other unique amenities waiting to be discovered.

LOCATION

NEIGHBOURHOOD

RESTAURANTS

PARKS

SUPERMARKETS

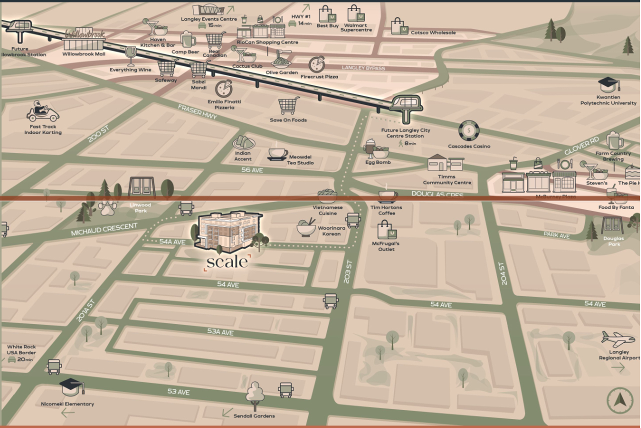
MALLS

DEPARTMENT STORES

ENTERTAINMENT

EDUCATION

TRANSPORTATION


Langley Events Centre
15 min
HWY #1
14 min
Best Buy
Walmart Supercentre
Cotsco Wholesale
Future Willowbrook Station
Willowbrook
Willowbrook Mall
Haven Kitchen & Bar
Camp Beer
Real Canadian
RioCan Shopping Centre
Everything Wine
Safeway
Sabzi Mandi
Cactus Club
Olive Garden
Firecrust Pizza
LANGLEY BYPASS
Kwantlen Polytechnic University
Emilio Finatti Pizzeria
Save On Foods
FRASER HWY
Fast Track Indoor Karting
200 ST
Future Langley City Centre Station
8 min
Cascades Casino
GLOVER RD
Farm Country Brewing
Indian Accent
Meowdel Tea Studio
Egg Bomb
Timms Community Centre
56 AVE
Steven's
The Pie H
DOUGLAS CRES
McBurney Plaza
Linwood Park
Vietnamese Cuisine
Tim Hortons Coffee
Food By Fanta
Woorinara Korean
McFrugal's Outlet
MICHAUD CRESCENT
54A AVE
PARK AVE
Douglas Park
scale
203 ST
204 ST
54 AVE
54 AVE
54 AVE
53A AVE
2014 ST
White Rock USA Border
20 min
Langley Regional Airport
53 AVE
Nicomeki Elementary
Sendall Gardens

A HOME WITH THE ESSENTIALS

Scale by Scale Projects is thoughtfully designed for those who appreciate balance, offering essential amenities needed for an elevated way of life.

ROOFTOP

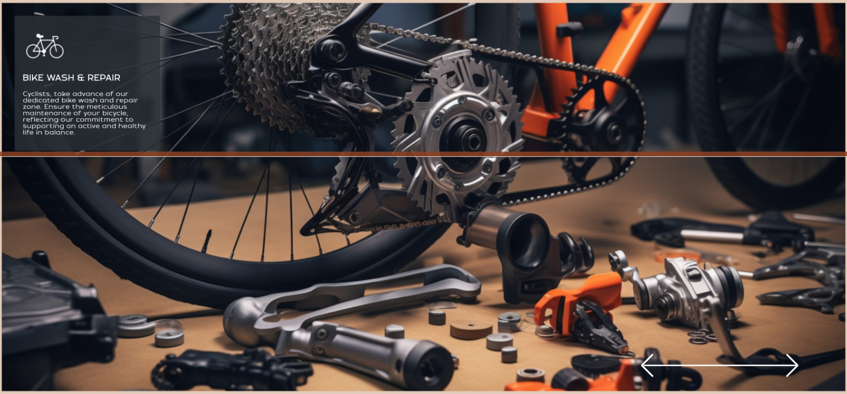
LOUNGE

CO-WORK

FITNESS ROOM

LOBBY

BIKE WASH & REPAIR



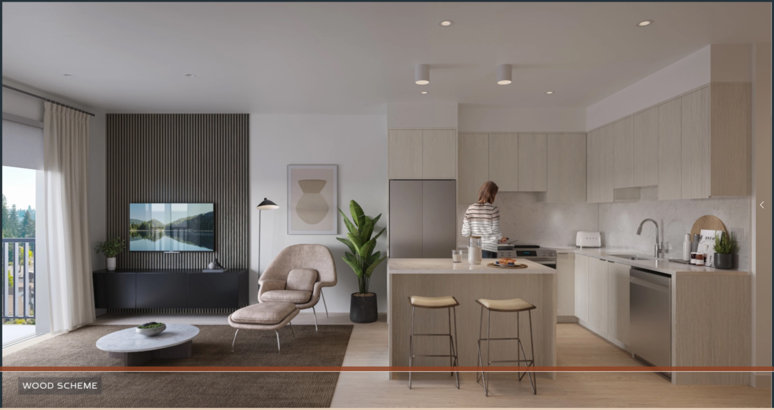
BIKE WASH & REPAIR

Cyclists, take advance of our dedicated bike wash and repair zone. Ensure the meticulous maintenance of your bicycle, reflecting our commitment to supporting an active and healthy life in balance.

CHOOSE FROM TWO CURATED COLOR SCHEMES

Select the room and switch between color schemes using the vertical bar below.

KITCHEN BATHROOM

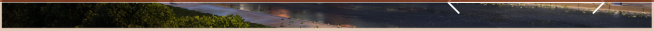

WOOD SCHEME

EXPERIENCE OUR VIRTUAL 360° TOUR

Step inside your future home with our immersive virtual 360° tour.

TAKE ME ON A TOUR

WELCOME TO LIFE IN BALANCE



Our Team

DEVELOPER – Scale Projects

At Scale Projects, we are devoted to cultivating inclusive communities that resonate with authentic human connections. We strive to foster a vibrant environment where residents truly feel a sense of belonging, where their needs and aspirations are not only acknowledged but woven into the fabric of our creations. What sets us apart is our end-to-end approach—from the initial spark of an idea to the final touches of completion, all done in-house. This ensures that every detail aligns seamlessly with our vision, creating communities that stand as testaments to thoughtful design and genuine community engagement.

VISIT WEBSITE

MARKETING & SALES BY

MARKETING AND SALES – Fifth Avenue Real Estate Marketing Ltd.

Fifth Avenue has been "Bringing People Home" for over 40 years, throughout the suburban markets of Metro Vancouver, the Fraser Valley and beyond. Their experience is highlighted in the legacy left behind by each community they bring to market and successes with well-designed and thoughtful townhomes, low-rise condominiums, luxury high rises and resort-style communities.

VISIT WEBSITE

INTERIOR DESIGN – Jill Bauer Design

Jill Bauer Design (JBD) is a full- service boutique interior design firm specializing in multi-family projects for developers throughout the Lower Mainland. Believing in the power of collaboration, JBD works closely with clients' to bring their vision to life with a blend of creativity, sustainability, and functionality.

VISIT WEBSITE

CONSTRUCTION – Steelcrest Construction

At Steelcrest, we are passionate about bringing your construction visions to life. As a trusted and reputable name in the industry, we pride ourselves on our commitment to excellence, attention to detail, and unwavering dedication to client satisfaction.

VISIT WEBSITE

REGISTER TODAY

Make Scale your new home and enjoy life in balance. Our sales team will reach out to you soon with additional information.

First name*

Last name*

E-mail*

Phone*

City of residence*

How did you hear about us?

ARE YOU A REALTOR? ☐ YES ☐ NO

HOW WOULD YOU LIKE TO BE CONTACTED? ☐ Phone ☐ E-mail ☐ Text

Yes, I consent to receiving electronic messages from Scale Projects and

☐ Fifth Avenue Real Estate Marketing Ltd. with updates on Scale and other projects that may be of interest to me. If you wish to stop receiving this information at any time, simply check unsubscribe at the bottom of any email received or contact homes@scaleliving.ca with unsubscribe in the subject line.

SUBMIT

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LIFE IS REAL, AND SO ARE SCALE PROJECTS
REAL PROJECTS FOR REAL PEOPLE.

MORE ABOUT THE DEVELOPER

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BALANCE *is a lifestyle*

MARKETING & SALES BY
FIFTH AVENUE
REAL ESTATE MARKETING LTD.

SCALE PROJECTS

Prices are exclusive of GST and are subject to change or differ at the time of sale without notice and are subject to availability at the time of visit. In our continuing effort to improve and maintain the high standard of the Scale development, the developer reserves the right to modify or change plans, layouts, specifications, features, including appliances, and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on the unit entitlement please refer to the survey plans within the disclosure statement. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans for current unit layout, if material to your decision to purchase. Illustrations, renderings, and marketing materials provided are an artist's conception and are intended as a general reference only, all subject to change without prior notice and not to be relied upon. Please ask one of the helpful sales staff to reference the current architectural set of construction drawings for the dimensions and other details at time of sale. E& O.E Sales & Marketing provided by Fifth Avenue Real Estate Marketing Ltd. **www.fifthave.ca**

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BC Condos & Homes