

BUILDING BROCHURE

AQUARIUS 1

1199 Marinaside Cres. · Vancouver, BC V6Z 2Y2 · Yaletown



Scan to view online



11 FOR SALE
FROM \$749,900

15 SOLD · 12 MO
\$643,000–\$1,850,000



Unit Mix

1 Bedroom

46 units
526 – 1,200 sf
from \$640,000

2 Bedroom

36 units
789 – 1,330 sf
from \$1,073,000

3 Bedroom

9 units
1,400 – 2,156 sf
from \$2,190,000

For Sale in Aquarius 1 & Complex

11 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,199,000	3 / 2	1400 sf	\$1,571	501 1199 MARINASIDE CRESCENT
\$2,088,000	1 / 2	1200 sf	\$1,740	PH 1701 189 DAVIE STREET
\$2,079,000	2 / 2	1297 sf	\$1,603	2207 198 AQUARIUS MEWS
\$1,998,000	2 / 2	1302 sf	\$1,535	902 1199 MARINASIDE CRESCENT
\$1,900,000	2 / 2	1263 sf	\$1,504	2907 198 AQUARIUS MEWS
\$1,350,000	2 / 2	987 sf	\$1,368	1708 198 AQUARIUS MEWS
\$1,350,000	2 / 2	1000 sf	\$1,350	1008 198 AQUARIUS MEWS
\$1,280,000	2 / 2	1080 sf	\$1,185	2303 1199 MARINASIDE CRESCENT
\$939,800	1 / 1	793 sf	\$1,185	1506 1199 MARINASIDE CRESCENT
\$849,990	1 / 1	725 sf	\$1,172	2807 1199 MARINASIDE CRESCENT

...and 1 more — see all 11 at bccondos.net/1199-marinaside-cres

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$856,000	1 / 1ba	731 sf	\$1,171	2026-06-27
\$930,000	1 / 1ba	800 sf	\$1,163	2026-06-22
\$1,243,000	2 / 2ba	1083 sf	\$1,148	2026-05-28
\$1,850,000	2 / 2ba	1316 sf	\$1,406	2026-05-24

Value & Financing

Price Positioning

\$1420 /sq ft

Active listings here average **\$1420/sf** vs **\$1174/sf** across Yaletown.

21% above area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from) **\$749,900**

20% down payment **\$149,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1999	LEVELS 38	SUITES 480	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3903	DEVELOPER Concord Pacific
MANAGEMENT Self Managed			

Overview

Aquarius 1 at 1199 Marinaside Crescent, Vancouver, BC, V6Z 2X9, strata plan LMS3903. This building is part of the Aquarius Complex on False Creek North. Aquarius 1 is a 38-storey tower with 189 units, built in 1999. The maintenance fee includes a caretaker, garbage pickup, gardening, gas, heat, hotwater, recreational facilities and management. The Aquarius complex is on the north side of False Creek and sits between David Lam park and Coopers Park. Crossroads are Davie Street and Marinaside Crescent. Urban Fare is a minute away, Choices Markets in 4 minutes away and Farm To Table Market in 4 minutes away. Near by theatres are The Roundhouse, Touchstone Theatre, Vancity Theatre and Queen Elizabeth Theatre. You have convenient shopping at Pacific Centre, International Village Mall, Library Square and Chinatown Plaza. Schools in the area are Westside Schools, Elsie Roy Elementary School and Rhodes Career College. It is a 5 minute walk to Yaletowns busiest and best restaurants such as Flying Pig, Minami, Rodneys Oyster House, and Blue Water Cafe. The Aquarius complex is across the road from the 1088 Marinaside Marina on False Creek.

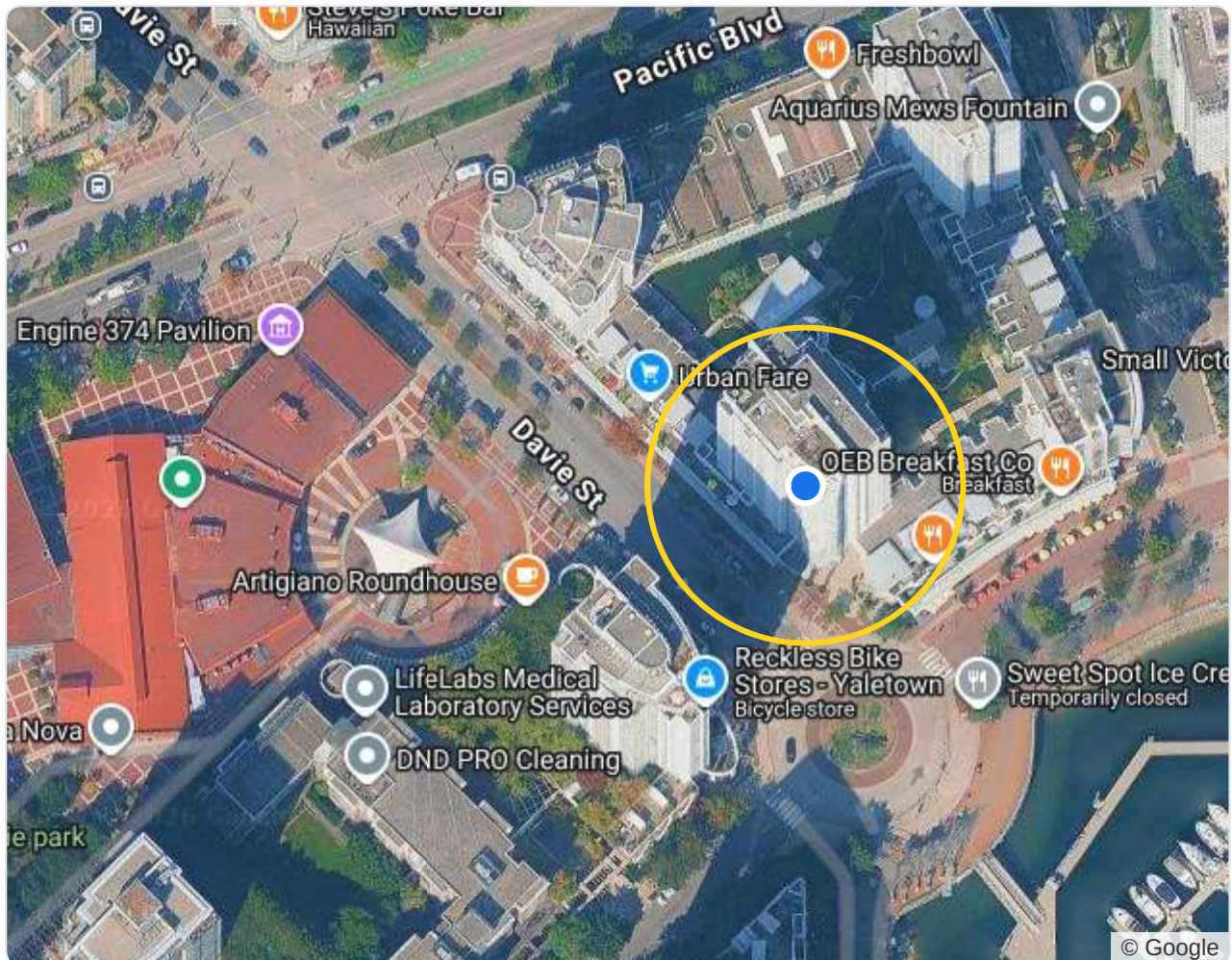
Amenities & Features

- ✓ Bike Room
- ✓ Pool; Indoor
- ✓ Sauna/steam Room
- ✓ Garden
- ✓ Recreation Center
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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