

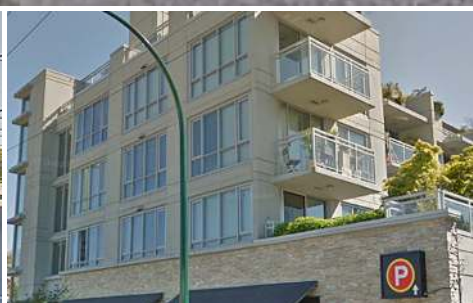
BUILDING BROCHURE

MANTRA - 1680 4TH BUILDING

1680 WEST 4th Ave. · Vancouver, BC V6J 1L9 · False Creek



Scan to view online



2 FOR SALE
FROM \$699,000

1 SOLD · 12 MO
\$755,000-\$755,000


12-MO SOLD TREND
-2.3

Unit Mix

1 Bedroom

29 units
655 – 719 sf
from \$696,000

2 Bedroom

9 units
875 – 952 sf
from \$799,000

For Sale in Mantra - 1680 4th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	2 / 2	895 sf	\$893	207 1680 W 4TH AVENUE
\$699,000	1 / 1	673 sf	\$1,039	409 1680 W 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$755,000	1 / 1ba	673 sf	\$1,122	2025-11-22
\$775,000	1 / 1ba	667 sf	\$1,162	2025-05-21
\$813,250	1 / 2ba	675 sf	\$1,205	2024-10-29
\$1,094,000	2 / 2ba	901 sf	\$1,214	2024-10-21

Value & Financing

Price Positioning

\$966 /sq ft

Active listings here average **\$966/sf** vs **\$1164/sf** across False Creek.

17% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) **\$699,000**

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 5	SUITES 68	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3541	DEVELOPER Città Group
ARCHITECT Ibi/hb Architects		MANAGEMENT First Service Residential	

Overview

Mantra - 1680 West 4th Avenue, Vancouver, BC V6J 1L8 - BCS3541. Built in 2005 with 68 units over 5 levels. Located in False Creek area of Vancouver West, at the crossroads of W 4th Avenue and Pine Street. Low-rise building features include elevator, exercise centre, in-suite laundry and storage.

Enjoy the magic of West 4th Ave, hands down the best strip of chic shops in Vancouver, the proximity of Downtown Vancouver, world famous Kitsilano Beach, Granville Island, and major Thoroughfare streets like Granville and West 6th for easy access outside the city when you need to go.

Close to educational facilities, Jean Lyons School of Music, Pacific Institute Of Culinary Arts, Canadian Tourism College, Century High School, St John's International School and Lord Tennyson Elementary.

Just few minutes to Granville Loop Park, Seaforth Peace Park, Sutcliffe Park, Delamont Park and Vanier Park.

Nearby to restaurants and grocery stores, including Mochikas Peruvian Cafe, Yummy Sushi, The Lazy Gourmet, Heaven & Earth Curry House, Pepitas Restaurant, Apollonia Greek Restaurant, Thai House Restaurant, Cafe Salade de Fruits, Afghan Horsemen Restaurant, The Noodle Box - Restaurant, Maurya Indian Restaurant, Szechuan Chongqing Seafood Restaurant, Death By Chocolate, Maenam Thai Restaurant, Las Margaritas Mexican Restaurant, Joey's on Broadway, Island Market, Island Way Market, Summer In Greece Donair, Dean's Food Store, Greens Organic and Natural Market, Granville Island Public Market, South China Seas and Whole Foods Market.

Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



Les Twarog

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