

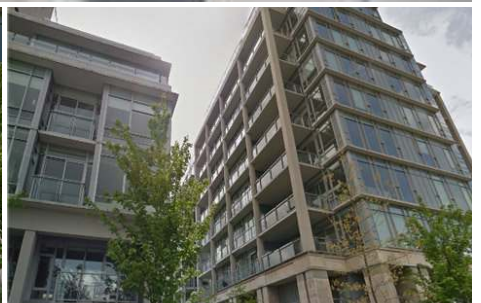
BUILDING BROCHURE

VILLAGE ON FALSE CREEK - 170 ATHLETES

170 Athletes Way · Vancouver, BC V5Y 0B5 · False Creek



Scan to view online



3 FOR SALE
FROM \$798,000

5 SOLD · 12 MO
\$600,000–\$1,735,000


12-MO SOLD TREND
-71

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

Studio 3 units 475 – 487 sf from \$562,000	1 Bedroom 23 units 506 – 844 sf from \$600,000	2 Bedroom 8 units 981 – 1,974 sf from \$1,500,000	3 Bedroom 6 units 1,255 – 3,574 sf from \$2,029,000
---	---	--	--

For Sale in Village on False Creek – 170 Athletes & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,499,000	3 / 2	1429 sf	\$1,749	404 1616 COLUMBIA STREET
\$1,145,000	— / 1	475 sf	\$2,411	197 WALTER HARDWICK AVENUE
\$798,000	1 / 1	680 sf	\$1,174	208 1616 COLUMBIA STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$890,000	1 / 1ba	732 sf	\$1,216	2026-05-24
\$850,000	1 / 1ba	791 sf	\$1,075	2026-05-16
\$1,735,000	2 / 2ba	1164 sf	\$1,491	2026-04-03
\$1,655,000	2 / 2ba	1160 sf	\$1,427	2026-03-15

Value & Financing

Price Positioning \$1778 /sq ft Active listings here average \$1778/sf vs \$1167/sf across False Creek. 52% above area average	Mortgage Snapshot \$3,822 /mo Entry price (from) \$798,000 20% down payment \$159,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
--	--

YEAR BUILT 2010	LEVELS 5	SUITES 7	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold	STRATA PLAN BCS3863	ARCHITECT Merrick Architecture

Overview

Village on False Creek - 170 Athletes - 170 Athletes Way, Vancouver, BC V5Y 0B5, Canada. Strata plan number BCS3863. Built in 2009, has 5 levels and 7 units. Crossroads are Columbia Street and Manitoba Street. Nearby parks include Habitat Island, Hinge Park and Coopers' Park. Nearby schools include Strictly English, Global Village English Centres and Dance4U Salsa, Swing and Fitness Classes in Vancouver at Creekside CC. The closest grocery stores are Urban Fare, Roundhouse Produce & Bakery Ltd and Hyrise Produce. Nearby coffee shops include JJ Bean Coffee Roasters, Blenz Coffee and Molly's Coffee Shop. There are 51 restaurants within a 15 minute walk including Terra Breads, Edward's Bindery and Aqua, sushi + juice bar.

AC/Cooling System Explanation at Olympic Village; "Capillary Tube Mat System" – it's new innovative radiant technology - it's a mesh Polypropylene plastic tube water system with pipes 1-Rennie Marketing Systems cm in diameter. The mesh system is imbedded into the ceiling, In the suite you can either turn the switch on to heat or cool - there are 3 zones or thermostats in each unit. There are no vents. The access panel is in the storage room of most suites. The system is very energy efficient and is managed by Interpro, monthly bills for a 1000 sf suite are \$75/mo, electricity is \$30/mo, and Strata fees are \$770/mo (Hot water and gas included) On each rooms thermostat there are indicators - when the red light is on - the system is working, when the green light is on, it's not working. The thermostats can either switch to "Heat or Cool"

Explanation on heating system

<https://www.dropbox.com/scl/fi/p4z2p7cwmvsqie729q1da/13-AcAndOlympicVillageHeatingSystem.pdf?rlkey=0tbl5600wsa75mnnqk35fggcs&dl=0>

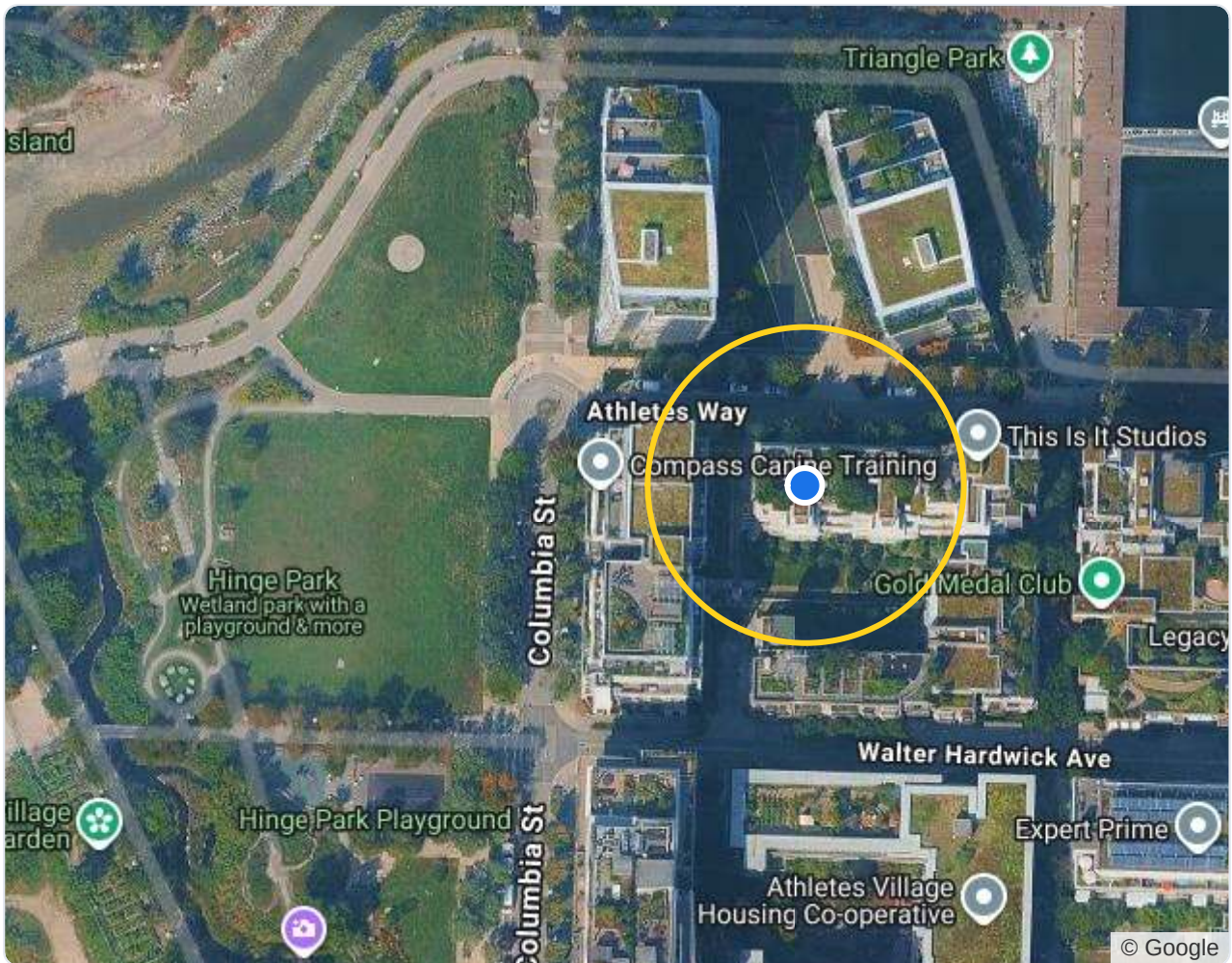
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Air Cond./central | ✓ Exercise Centre |
| ✓ Pool; Indoor | ✓ Recreation Center |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

- | | |
|----------------|--------------|
| ✓ Concierge | ✓ Caretaker |
| ✓ Gas | ✓ Management |
| ✓ Snow Removal | |

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

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call