

BUILDING BROCHURE

CANADA HOUSE - 181 ATHLETES BUILDING

181 Athletes Ave. · Vancouver, BC V5Y 0E5 · False Creek



Scan to view online



2 FOR SALE
FROM \$4,198,000

1 SOLD · 12 MO
\$3,000,000-\$3,000,000

12-MO SOLD TREND
-61

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



Unit Mix

2 Bedroom

6 units
1,630 – 2,371 sf
from \$3,000,000

3 Bedroom

5 units
2,131 – 4,778 sf
from \$4,975,000

For Sale in Canada House - 181 Athletes Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$5,998,000	3 / 4	2998 sf	\$2,001	202 181 ATHLETES WAY
\$4,198,000	2 / 3	2153 sf	\$1,950	504 181 ATHLETES WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,000,000	2 / 3ba	1630 sf	\$1,840	2026-06-12
\$3,165,000	2 / 3ba	1634 sf	\$1,937	2024-06-09
\$4,975,000	3 / 3ba	2131 sf	\$2,335	2023-06-22
\$5,295,000	2 / 3ba	2371 sf	\$2,233	2023-06-02

Value & Financing

Price Positioning

\$1975 /sq ft

Active listings here average **\$1975/sf** vs **\$1168/sf** across False Creek.

69% above area average

Mortgage Snapshot

\$20,105 /mo

Entry price (from) **\$4,198,000**

20% down payment **\$839,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 12	SUITES 60	CONSTRUCTION Concrete
EXTERIOR Aluminum	TITLE TO LAND Freehold	STRATA PLAN BCS3862	MANAGEMENT Alliance Real Estate Group Inc

Overview

Canada House West - 181 Athletes Way, Vancouver, BC, V5Y 0E5, Canada. Strata plan number BCS3862. This building has 12 levels and 40 units, built in 2010. Crossroads are Columbus Street and Ontario Street. Nearby parks include Habitat Island, Hinge Park and Creekside Park. Nearby schools include Dance4U Salsa, Swing and Fitness Classes in Vancouver at Creekside CC, Strictly English and Global Village English Centres. The closest grocery stores are London Drugs, Urban Fare and Main Food Stop. Nearby coffee shops include JJ Bean Coffee Roasters, Blenz Coffee and Mario's Gelati Ltd. There are 47 restaurants within a 15 minute walk including Terra Breads, Tap & Barrel and Aqua, sushi + juice bar. Maintenance fees includes garbage pickup, gardening, management, snow removal and other. Other building in complex is [Canada House](#) - 151 ATHLETES WAY.

AC/Cooling System Explanation at Olympic Village; "Capillary Tube Mat System" its 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/p4z2p7cwmvsqie729g1da/13-AcAndOlympicVillageHeatingSystem.pdf?rlkey=0tbi5600wsa75mnnqk35fggcs&dl=0>

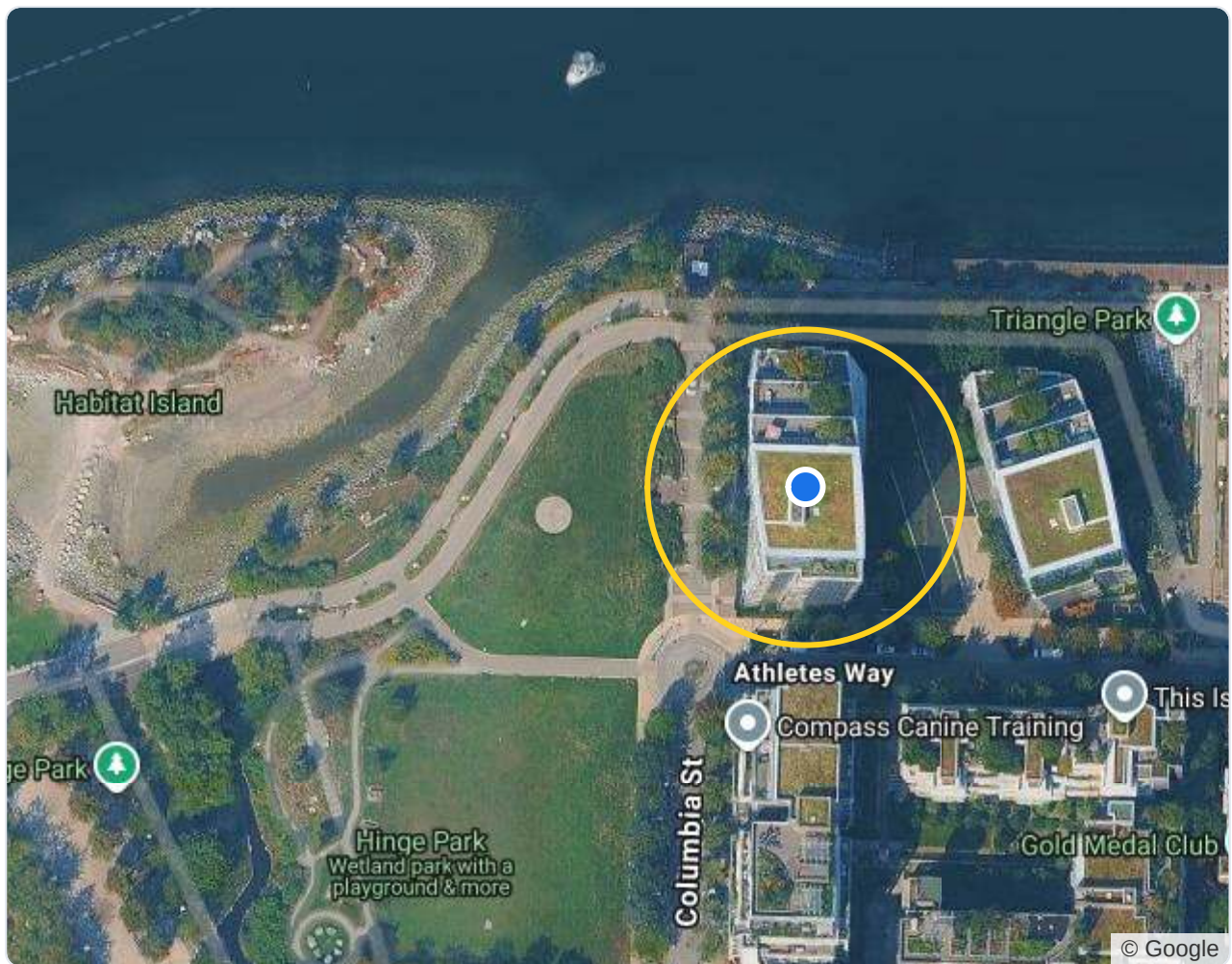
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Pool; Indoor |
| ✓ Sauna/steam Room | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Other |
| ✓ 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.



Les Twarog

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