

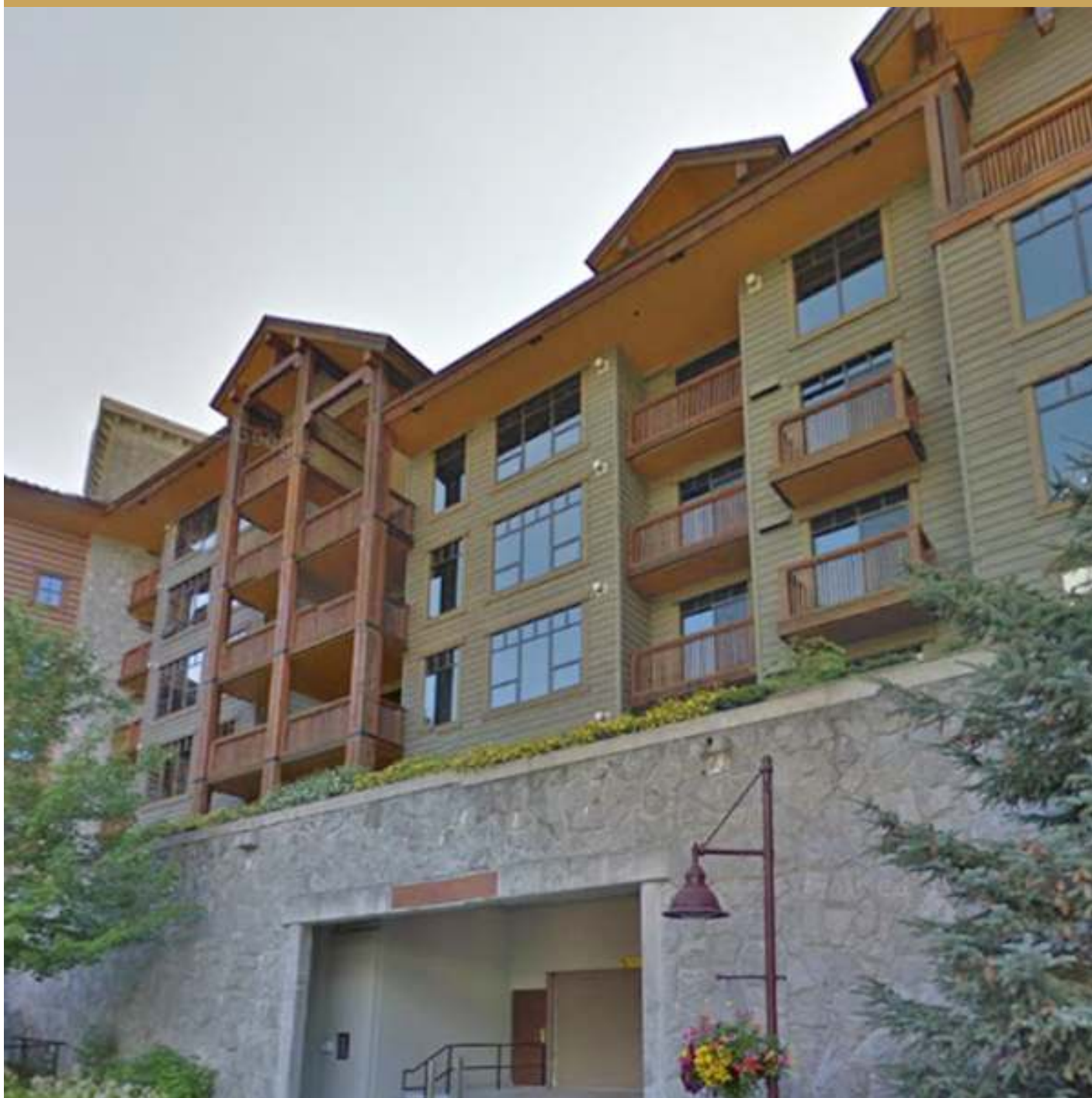
BUILDING BROCHURE

FIRST TRACKS LODGE

2202 Gondola Way · Whistler, BC V0N 1B2 · Whistler



Scan to view online



3 FOR SALE
FROM \$1,595,000

3 SOLD · 12 MO
\$3,150,000–\$5,500,000



Unit Mix

Studio 1 unit 1 – 1 sf from \$35,000	1 Bedroom 5 units 922 – 985 sf from \$1,275,000	2 Bedroom 13 units 1,233 – 1,532 sf from \$1,695,000	3 Bedroom 7 units 1,516 – 1,734 sf from \$2,359,000	4 Bedroom 1 unit 2,466 – 2,466 sf from \$5,500,000
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For Sale in First Tracks Lodge & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,299,000	2 / 2	1305 sf	\$1,762	221 2202 GONDOLA WAY
\$2,149,000	2 / 2	1259 sf	\$1,707	524 2202 GONDOLA WAY
\$1,595,000	1 / 2	922 sf	\$1,730	303 2202 GONDOLA WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,400,000	3 / 3ba	1574 sf	\$2,160	2026-08-20
\$5,500,000	4 / 4ba	2466 sf	\$2,230	2026-05-05
\$3,150,000	3 / 3ba	1517 sf	\$2,076	2025-11-17
\$3,662,500	3 / 3ba	1734 sf	\$2,112	2024-10-29

Value & Financing

Price Positioning

\$1733 /sq ft

Active listings here average **\$1733/sf** vs **\$1394/sf** across Whistler.

24% above area average

Mortgage Snapshot

\$7,639 /mo

Entry price (from) **\$1,595,000**
20% down payment **\$319,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2002	LEVELS 6	SUITES 84	CONSTRUCTION Concrete
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS104	MANAGEMENT Self Managed

Overview

First Tracks Lodge - 2202 Gondola Way, Whistler, BC V0N 1B2, Canada, strata plan BCS104, First Tracks Lodge is a 6-level building - 84 condos. Completed 2002. Managed by Lodging Ovations 604-935-7039. Crossroads are Gondola Way and Lake Placid Road located in Whistler. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. Nearby parks include Alpha Lake Park, Wayside Park and Lakeside Park. Maintenance fees include cable/satellite, caretaker electricity, garbage pickup, gardening, gas, heat, hot water, management, recreation facility and snow removal. Features include bike room, exercise centre, insuite laundry, pool, outdoor, saunas/steam room, whirlpool/hot tub.

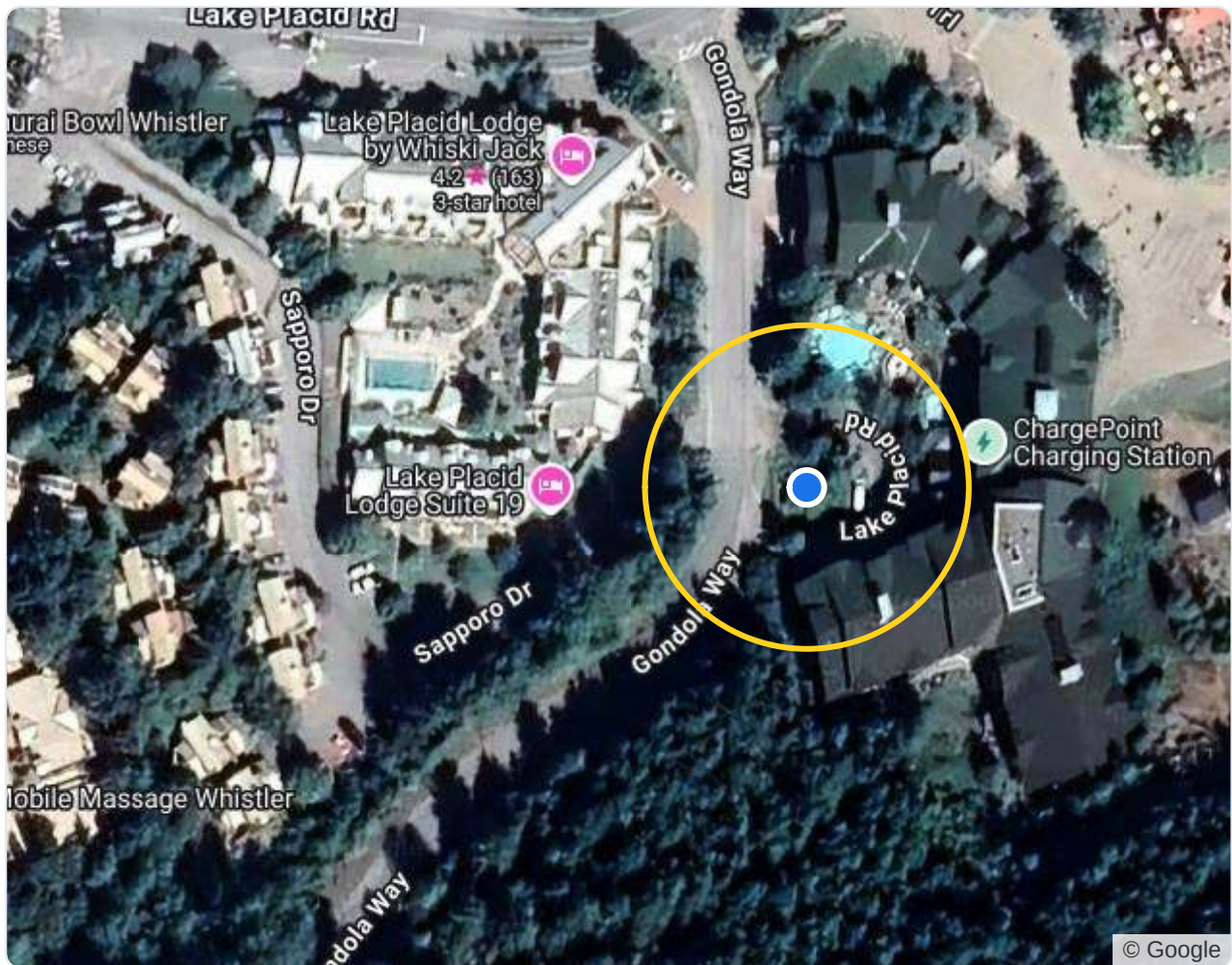
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Whirlpool/hot Tub

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Electricity
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Snow Removal
- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — Whistler

It's On: The Whistler Ski & Snowboard Season has Begun Ski and snowboard season is off to a bang in Whistler and we couldn't be happier about it. Whistler Mountain is now open and Blackcomb Mountain opened November 23. Combined the mountains offer over 8,100 acres of terrain, come up and enjoy the ultimate big mountain experience this winter. Real Estate Update Dwindling inventory, strong economic fundamentals in Greater Vancouver and across B.C., resurging consumer confi...

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



Les Twarog

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