

BUILDING BROCHURE

CANVAS - 384 1ST BUILDING

384 EAST 1st Ave. · Vancouver, BC V5T 0G5 · Mount Pleasant VE



Scan to view online



8 FOR SALE
FROM \$575,000

3 SOLD · 12 MO
\$585,000 - \$607,500

12-MO SOLD TREND
-12.6

Unit Mix

Studio 4 units 579 – 610 sf from \$520,000	1 Bedroom 69 units 466 – 928 sf from \$540,000	2 Bedroom 5 units 762 – 991 sf from \$760,000
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For Sale in Canvas – 384 1st Building & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$945,000	1 / 1	928 sf	\$1,018	613 417 GREAT NORTHERN WAY
\$899,000	1 / 1	928 sf	\$969	613 417 GREAT NORTHERN WAY
\$699,000	1 / 1	754 sf	\$927	313 417 GREAT NORTHERN WAY
\$685,000	1 / 1	627 sf	\$1,093	708 384 E 1ST AVENUE
\$648,000	1 / 1	659 sf	\$983	721 384 E 1ST AVENUE
\$599,000	1 / 1	615 sf	\$974	619 384 E 1ST AVENUE
\$599,000	1 / 1	614 sf	\$976	411 417 GREAT NORTHERN WAY
\$575,000	1 / 1	615 sf	\$935	304 384 E 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$585,000	1 / 1ba	626 sf	\$935	2026-06-23
\$590,000	1 / 1ba	615 sf	\$959	2025-12-19
\$607,500	1 / 1ba	609 sf	\$998	2025-10-16
\$655,000	1 / 1ba	617 sf	\$1,062	2025-06-24

Value & Financing

Price Positioning

\$984 /sq ft

Active listings here average **\$984/sf** vs **\$1082/sf** across Mount Pleasant VE.

9% below area average

Mortgage Snapshot

\$2,754 /mo

Entry price (from)	\$575,000
20% down payment	\$115,000
Rate / amortization	5.24% • 25 yr

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

YEAR BUILT 2016	LEVELS 6	SUITES 209	CONSTRUCTION Concrete Frame
EXTERIOR Aluminum	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3641	DEVELOPER Onni Group Of Companies
ARCHITECT Gomberoff Bell Lyon Architects Group Inc			

Overview

Canvas - 384 East 1st Avenue, Vancouver, BC V5T 1A7, Canada. Crossroads are East 1st Avenue and Thornton Street. This development is 6 stories with 209 units. Clad in corrugated metal and studded with splashes of colour, CANVAS is totally in tune with the neighbours at the False Creek Flats. Inside meets outside with a lush, green landscaped communal courtyard between the two buildings, and private rooftop patios. Developed by Onni Group of Companies. Architecture by GBL Architects.

Nearby parks include Guelph Park, Thornton Park and Sahalli Park. The closest schools are St. Francis Xavier School, Mount Pleasant Elementary School. Queen Alexandra Elementary School, Florence Nightingale Elementary and Saint Patrick Regional Secondary School. Nearby grocery stores are NW Grocery, Young's Grocery, Kims Mart, Nilo Food Mart and Thuan Phat Supermarket.

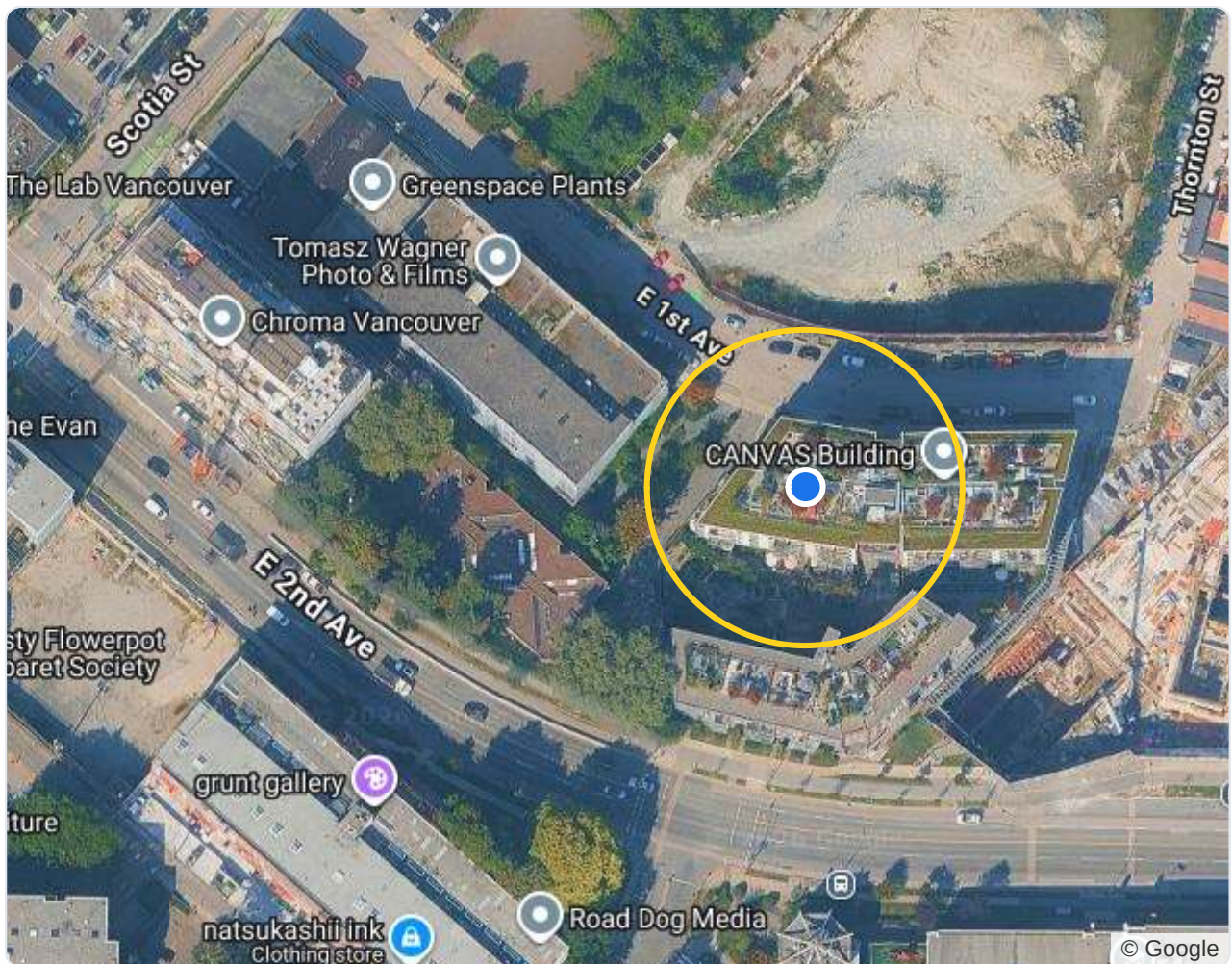
Amenities & Features

- ✓ Bike Room
- ✓ Green House
- ✓ Storage
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Workshop Attached

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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