

BUILDING BROCHURE

CANVAS - 386 1ST BUILDING

386 EAST 1st Ave. · Vancouver, BC V5T 1A9 · 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 – 386 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 **\$1084/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
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3641	DEVELOPER Onni Group Of Companies
ARCHITECT Gomberoff Bell Lyon Architects Group Inc		MANAGEMENT Pacific Quorum Properties Inc	

Overview

Canvas - 386 East 1st Avenue, Vancouver, BC V5T 1A9, 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.

Other buildings in complex - 394 East 1st Avenue, 390 East 1st Avenue, 392 East 1st Avenue, 380 East 1st Avenue, 388 East 1st Avenue, 378 East 1st Avenue, 382 East 1st Avenue and 384 East 1st.

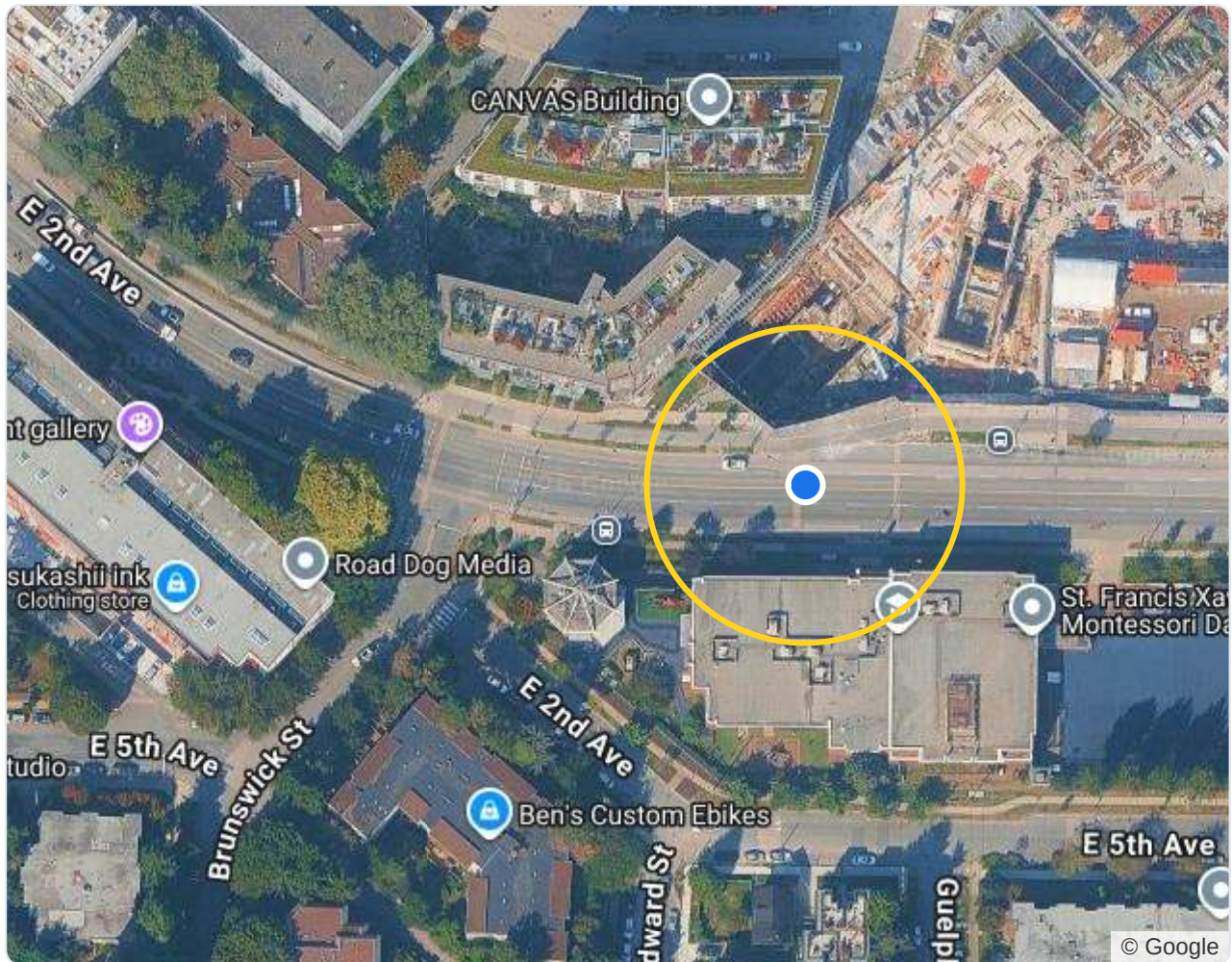
Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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