

BUILDING BROCHURE

CANVAS

417 Great Northern Way · Vancouver, BC V5T 4S5 · Mount Pleasant VE



Scan to view online



8 FOR SALE
FROM \$575,000

3 SOLD · 12 MO
\$585,000–\$607,500



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

For Sale in Canvas & 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

Mortgage Snapshot

\$2,754 /mo

Active listings here average **\$984/sf** vs **\$1085/sf** across Mount Pleasant VE.

9% below area average

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

9

SUITES

209

CONSTRUCTION

Concrete

EXTERIOR

Mixed

TITLE TO LAND

Freehold Strata

STRATA PLAN

EPS3641

DEVELOPER

Onni Group Of Companies

ARCHITECT

Gomberoff Bell Lyon Architects Group Inc

Overview

Canvas - 417 Great Northern Way, BC V5T 4S5, Canada. Crossroads are Great Northern Way and Thornton Street. This development is 6 stories with 74 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.

Additional addresses are; 403 Great Northern Way, 405 Great Northern Way, 407 Great Northern Way, 409 Great Northern Way, 411 Great Northern Way, 413 Great Northern Way, 415 Great Northern Way, 419 Great Northern Way, 421 Great Northern Way, 423 Great Northern Way, 425 Great

Amenities & Features

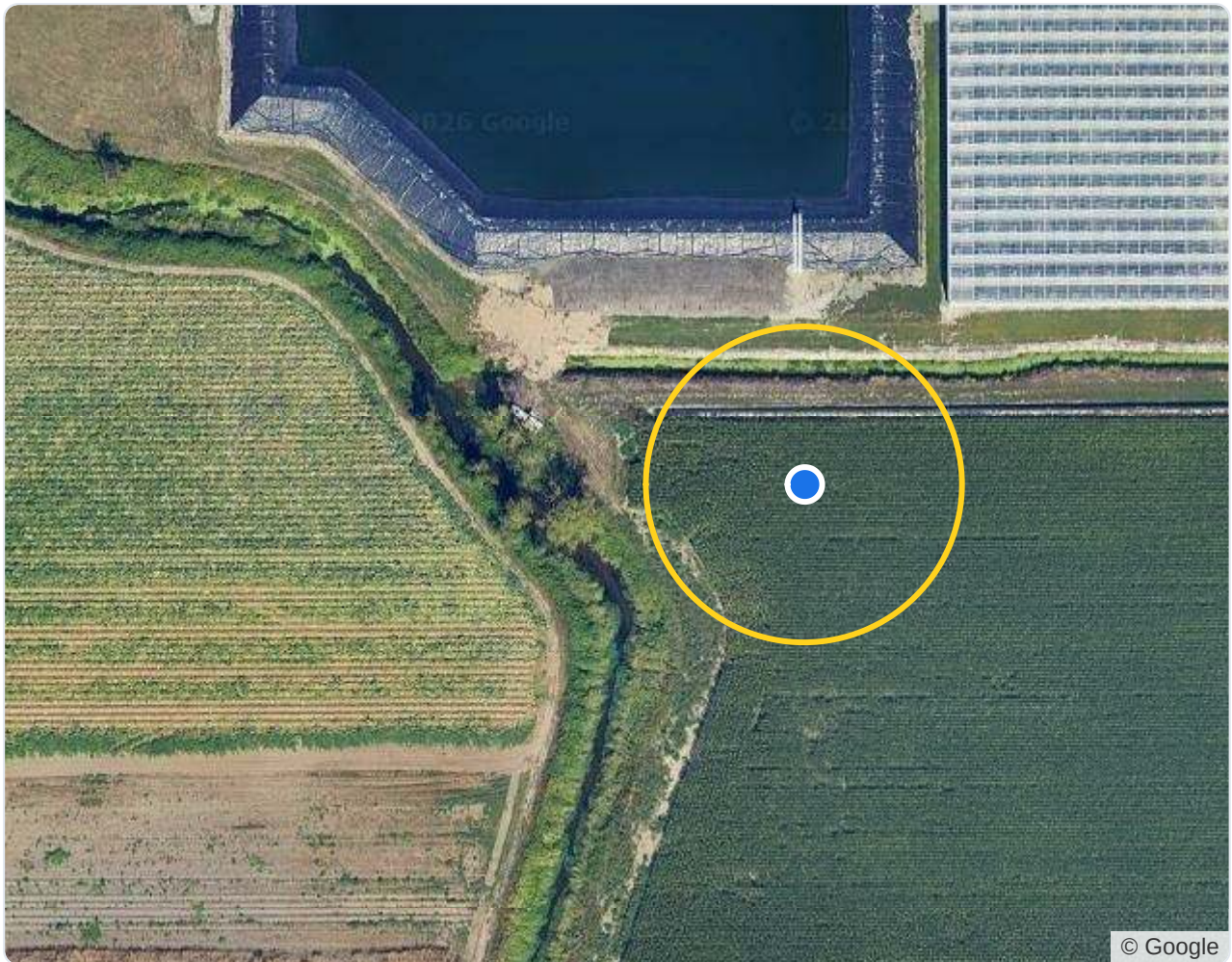
- ✓ Elevator
- ✓ Garden
- ✓ Playground
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Workshop Attached

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Heat
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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