

BUILDING BROCHURE

PATHWAYS - 5779 BIRNEY BUILDING

5779 Birney Ave. · Vancouver, BC V6S 0A3 · University



Scan to view online



7 FOR SALE
FROM \$699,000

3 SOLD · 12 MO
\$750,000–\$1,068,000



Unit Mix

1 Bedroom 6 units 736 – 747 sf from \$650,000	2 Bedroom 17 units 847 – 1,550 sf from \$819,000	3 Bedroom 18 units 945 – 1,895 sf from \$930,000	4 Bedroom 1 unit 1,498 – 1,498 sf from \$1,385,000
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For Sale in Pathways - 5779 Birney Building & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,990,000	3 / 3	1749 sf	\$1,138	406 5779 BIRNEY AVENUE
\$1,698,000	3 / 3	1895 sf	\$896	407 5779 BIRNEY AVENUE
\$1,399,000	3 / 2	1313 sf	\$1,065	112 5779 BIRNEY AVENUE
\$1,298,000	3 / 2	1314 sf	\$988	129 5777 BIRNEY AVENUE
\$1,199,000	2 / 2	1105 sf	\$1,085	420 5777 BIRNEY AVENUE
\$819,000	2 / 2	847 sf	\$967	120 5777 BIRNEY AVENUE
\$699,000	1 / 1	747 sf	\$936	225 5777 BIRNEY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$990,000	2 / 2ba	958 sf	\$1,033	2026-07-03
\$750,000	1 / 1ba	740 sf	\$1,014	2026-04-28
\$1,068,000	3 / 2ba	1278 sf	\$836	2026-02-17
\$1,480,000	3 / 2ba	1518 sf	\$975	2025-08-31

Value & Financing

Price Positioning

\$1011 /sq ft

Active listings here average **\$1011/sf** vs **\$1213/sf** across University.

17% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) **\$699,000**

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 109	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN BCS2694	DEVELOPER Adera
MANAGEMENT Southview Property Management			

Overview

Pathways - 5779 Birney Avenue, Vancouver, BC V6S 0A3, Strata Plan No. BCS2694, 4 levels, 109 units, built 2008 - located at the corner of Birney Avenue and Wesbrook Mall in the heart of Wesbrook Place UBC neighborhood. Pathways is one of Adera's finest concrete and steel building, winning an award of merit at the Golden Nugget Awards. Pathways consists of 109 modern condos featuring one, two & three-bedroom homes ranging from 750 to 1800 sf in two four-storey low-rises at 5777 & 5779 Birney Avenue.

With stunning west coast style architecture using wood, stone and glass, the latest concrete construction will insure that structural integrity and sound buffering are excellent. The Pathways also has reflecting ponds, coastal planning links, lush landscaped grounds, and double height entry foyers. Inside, each home offers large bedrooms, 9' ceilings, gas fireplace, stainless steel appliances, granite countertops and a large balcony/patio with excellent views, 2 parking stalls and a storage locker.

Next to the Pacific Spirit Park where residents at the Pathways can enjoy hiking, biking and walking trails in addition to practical amenities in and around the Pathways condo, residents will be able to make full use of the UBC Child Care, University Hill Elementary and High School, Save-On Foods, and the new Wesbrook Village Center nearby. In addition, the Pathways is very close to the Chan Centre, Museum of Anthropology, Botanical Gardens, Rose Gardens, the Library, Aquatic Centre and the Endowment Lands of Vancouver. Pathways is managed by Southview Management 604-270-8811. No Restrictions.

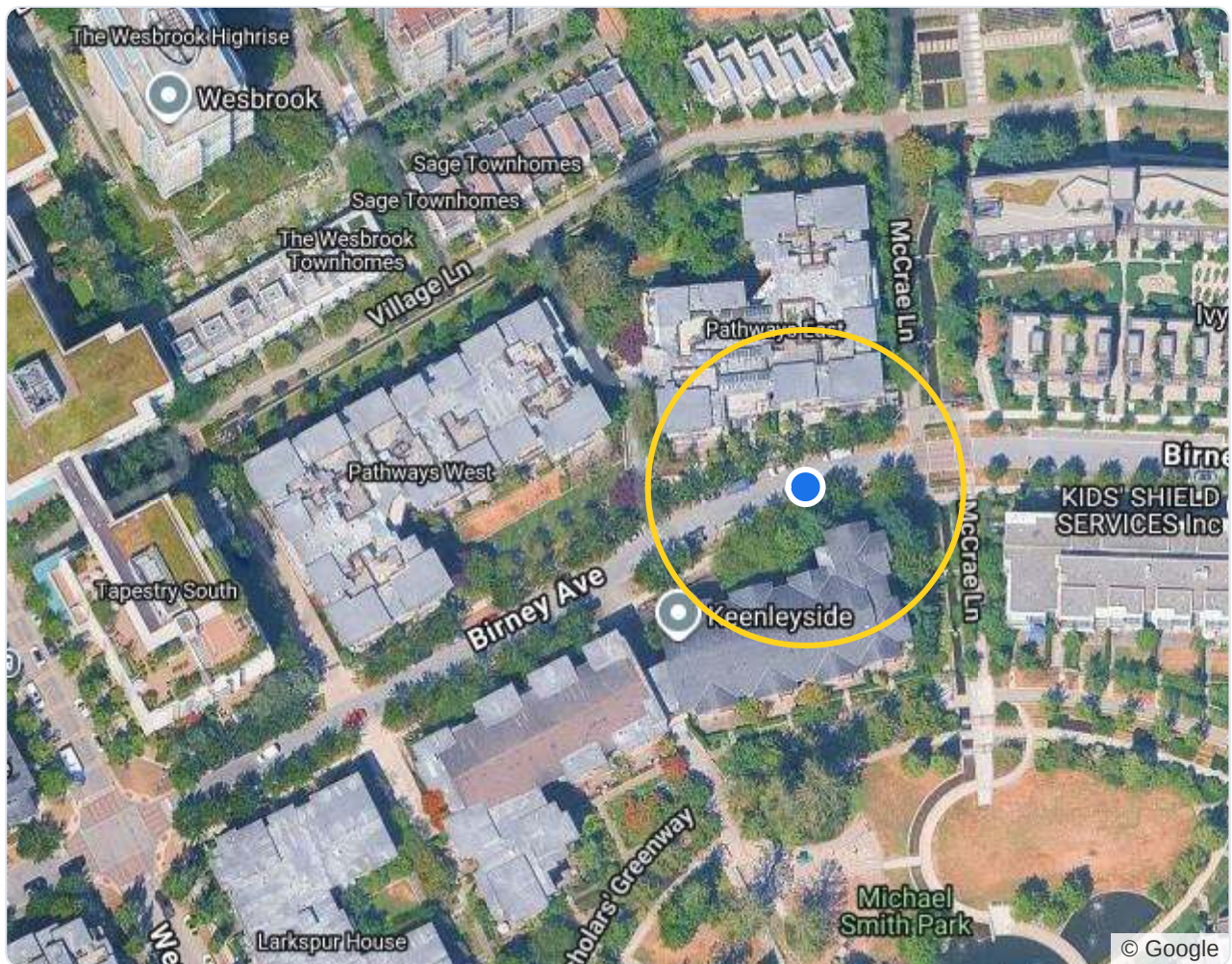
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be built at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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



Les Twarog

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