

THE ONE

88 WEST 1st Ave. · Vancouver, BC V5Y 0K2 · False Creek



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1 FOR SALE
FROM \$749,000**9** SOLD · 12 MO
\$505,000–\$1,215,000

Unit Mix

1 Bedroom52 units
520 – 908 sf
from \$505,000**2 Bedroom**21 units
650 – 1,204 sf
from \$791,000**3 Bedroom**8 units
1,086 – 1,393 sf
from \$1,060,000

For Sale in The One & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	1 / 2	748 sf	\$1,001	62 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	1 / 1ba	535 sf	\$944	2026-07-17
\$635,000	1 / 1ba	547 sf	\$1,161	2026-07-02
\$1,215,000	2 / 3ba	1141 sf	\$1,065	2026-05-19
\$650,000	1 / 1ba	578 sf	\$1,125	2026-04-30

Value & Financing

Price Positioning

\$1001 /sq ft

Active listings here average **\$1001/sf** vs **\$1185/sf** across False Creek.

16% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from)	\$749,000
20% down payment	\$149,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2016	LEVELS 1	SUITES 241	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2983	

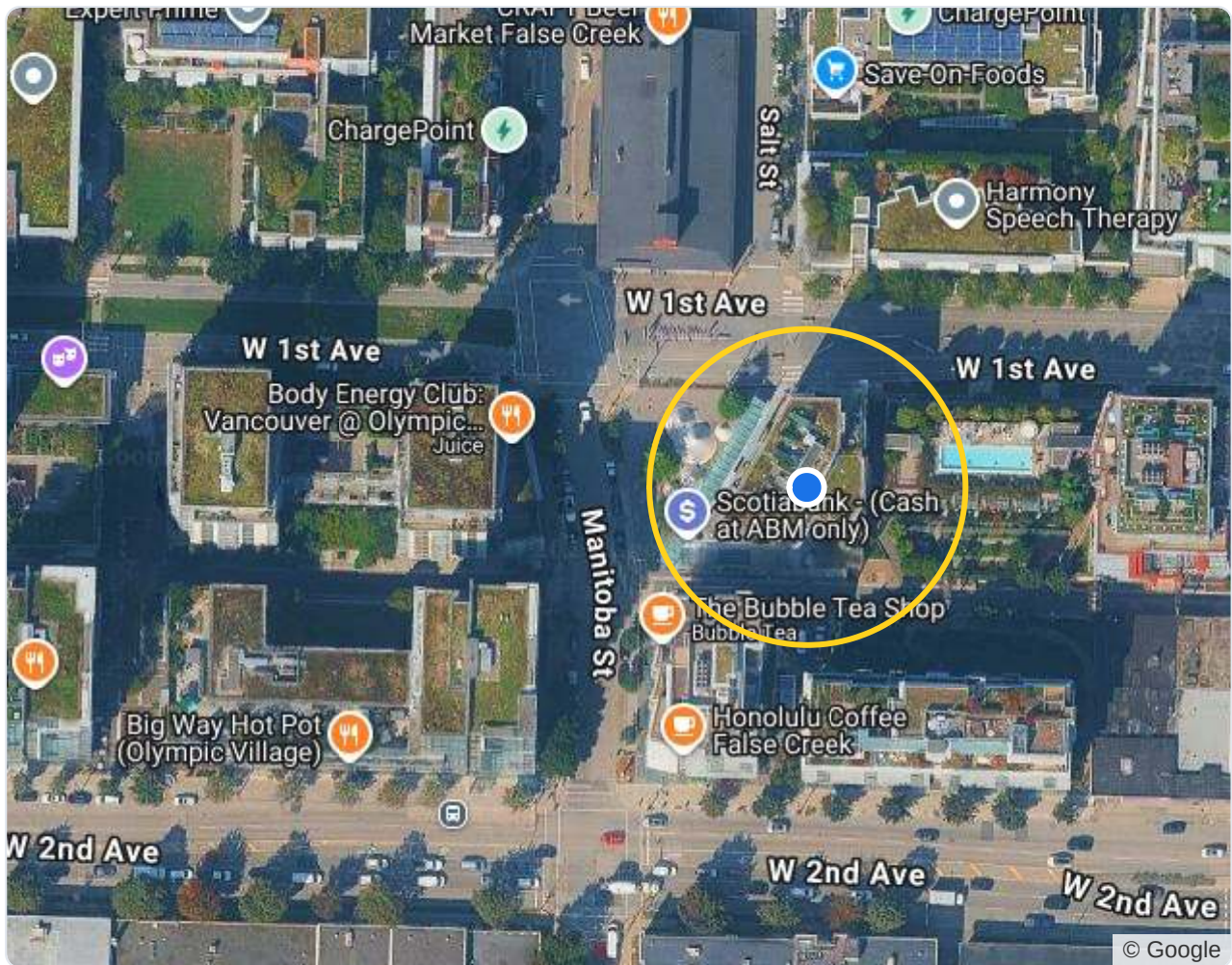
Amenities & Features

- ✓ Air Cond./central
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



Les Twarog

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