

# R & R

480 Robson St. · Vancouver, BC V6B 0H3 · Downtown



Scan to view online



**2** FOR SALE  
FROM \$799,000

**4** SOLD · 12 MO  
\$505,000–\$895,000



## Unit Mix

### 1 Bedroom

12 units  
545 – 764 sf  
from \$505,000

### 2 Bedroom

13 units  
795 – 945 sf  
from \$799,000

### 4 Bedroom

1 unit  
3,030 – 3,030 sf  
from \$3,470,000

## For Sale in R & R & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS        |
|-----------|--------------|--------|---------|-----------------------|
| \$799,900 | 1 / 1        | 704 sf | \$1,136 | 402 480 ROBSON STREET |
| \$799,000 | 2 / 2        | 819 sf | \$976   | 801 480 ROBSON STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF   | DATE       |
|------------|---------|--------|---------|------------|
| \$850,000  | 2 / 2ba | 914 sf | \$930   | 2026-07-21 |
| \$505,000  | 1 / 1ba | 546 sf | \$925   | 2026-07-09 |
| \$895,000  | 2 / 2ba | 915 sf | \$978   | 2026-02-20 |
| \$740,000  | 1 / 1ba | 713 sf | \$1,038 | 2025-11-13 |

## Value & Financing

### Price Positioning

**\$1056** /sq ft

Active listings here average \$1056/sf vs \$1177/sf across Downtown.

10% below area average

### Mortgage Snapshot

**\$3,827** /mo

Entry price (from) \$799,000

20% down payment \$159,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT  
**2006**

LEVELS  
**19**

SUITES  
**106**

CONSTRUCTION  
**Concrete**

## Overview

R&R - 480 Robson Street, Vancouver, BC V6B 0H3, Canada. Strata Plan BCS1783 - located in Downtown area of Vancouver West, at the crossroads Robson Street and Richards Street. Convenience at your doorstep, Starbucks Coffee downstairs, IGA right across the building and privilege to shop on world famous Robson street without worrying about parking. R&R is situated at the edge of Yaletown, not far from the Art Gallery and a few blocks from BC Place and GM Place. Walking distance to Choices Market, Emery Barnes Park, Vancouver International Film Centre, Helmcken Park, Waves Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa, UBC Robson Square, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, Urban Fare, Roundhouse Community Arts and Recreation Centre. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. The bus stops near the complex and Yaletown-Roundhouse Skytrain Station and Stadium-Chinatown Skytrain Station are about 10-minute walk from the complex. Peak Performance Enterprise (Canada) Ltd quality built R&R in 2006. This 19-level building has a concrete construction and full rain screen. This building offers one, two and four bedroom homes with one, two or four bathrooms. R&R is a mixed-use development with retail, office, live-work studios and residential condominiums. A residential tower is located on top of a 3-level commercial base with retail on the ground floor and 2 levels of office space on levels 2 and 3. The residential tower entrance with its black New York Style entrance canopy is located off Robson Street. At this entrance the tower visually hits the sidewalk and gives this relatively small tower an extra vertical dimension. The base of the retail spaces is finished in natural stone set between stainless steel reveals. The rest of the base is finished in architectural concrete with horizontal reveals. The tower itself is finished in architectural concrete, window wall and aluminum panels. R&R building has an exercise centre, an elevator, a concierge, in-suite laundry and secured underground parking. Most homes offer open concept layout, granite countertops, 9 feet ceilings, a balcony, stainless steel appliances and floor-to-ceiling windows.

## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre

## Maintenance Fees Include

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

## Location



## Neighbourhood & Walkability – Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

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



## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing  
scan or call