

BUILDING BROCHURE

TELUS GARDEN

777 Richards St. · Vancouver, BC V6B 0M6 · Downtown







7 FOR SALE
FROM \$499,000

10 SOLD · 12 MO
\$540,000–\$2,190,000



Unit Mix

1 Bedroom

45 units
467 – 1,121 sf
from \$499,000

2 Bedroom

35 units
745 – 1,865 sf
from \$860,000

3 Bedroom

7 units
1,142 – 2,352 sf
from \$1,150,000

For Sale in Telus Garden & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,898,000	3 / 2	1142 sf	\$1,662	4805 777 RICHARDS STREET
\$1,699,000	3 / 2	1355 sf	\$1,254	4007 777 RICHARDS STREET
\$699,800	1 / 1	575 sf	\$1,217	2608 777 RICHARDS STREET
\$639,000	1 / 1	515 sf	\$1,241	3505 777 RICHARDS STREET
\$555,000	1 / 1	573 sf	\$969	2008 777 RICHARDS STREET
\$535,000	1 / 1	475 sf	\$1,126	1711 777 RICHARDS STREET
\$499,000	1 / 1	475 sf	\$1,051	1611 777 RICHARDS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,150,000	3 / 2ba	1214 sf	\$947	2026-06-28
\$880,000	2 / 2ba	883 sf	\$997	2026-04-23
\$580,000	1 / 1ba	545 sf	\$1,064	2026-02-20
\$886,000	2 / 2ba	885 sf	\$1,001	2026-02-03

Value & Financing

Price Positioning

\$1217 /sq ft

Active listings here average **\$1217/sf** vs **\$1177/sf** across Downtown.

3% above area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 53	SUITES 424	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold	STRATA PLAN EPS3242	DEVELOPER Westbank
ARCHITECT Henriquez Partners Atchitects		MANAGEMENT Ascent Real Estate Management Corporation	

Overview

Telus Garden at 777 Richards Street, Vancouver, BC, V6B 0M6, Downtown Neighborhood, 428 suites, 53-storeys, estimated completion November 2016. Telus Garden has two addresses - 555 Robson is the office tower with commercial entrance for Yoga, 777 Richards is the residential towers. Telus Garden will offer a spectrum of homes from affordable one bedroom to luxurious Signature Suites and Penthouses featuring contemporary design and open concept interiors by The Design Agency, Miele-equipped kitchens and Terrazzo tiled baths.

Half of Telus Garden suites (strata lot number up to #212) will be completed in Aug 2015; reminder will be completed in Nov 2016. Telus office building address is 510 W Georgia, V6B 0M3. **There are no guest suits at Telus Garden.**

***STOCK PHOTOS* Utilized from Developer Website.**

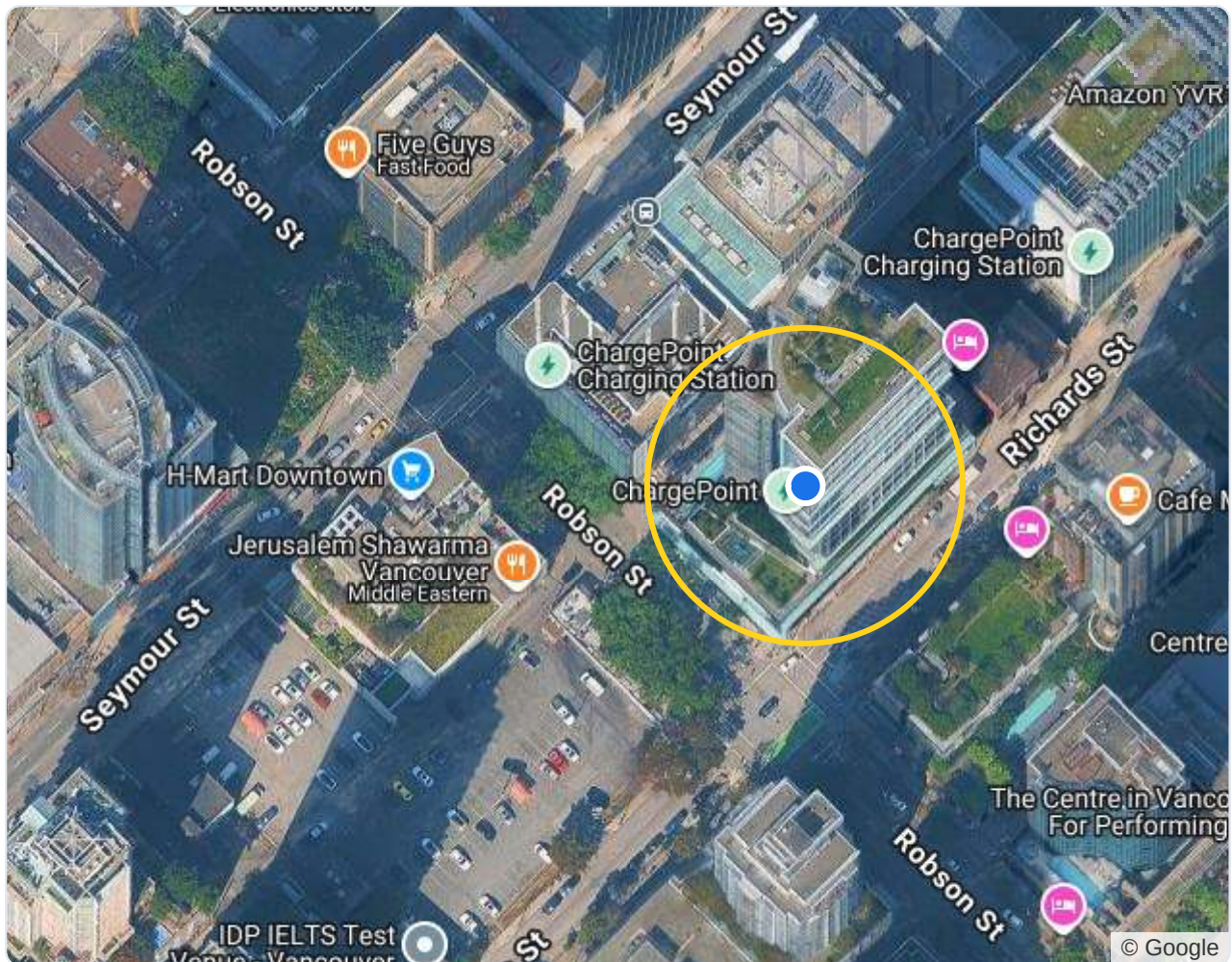
Amenities & Features

- ✓ Club House
- ✓ Pool; Outdoor
- ✓ Exercise Centre

Maintenance Fees Include

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

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

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