

BUILDING BROCHURE

GALILEO

822 Homer St. · Vancouver, BC V6B 6M3 · Downtown



Scan to view online

V907228



3 FOR SALE
FROM \$749,968

2 SOLD · 12 MO
\$635,000–\$745,000


12-MO SOLD TREND
28.4

Unit Mix

1 Bedroom

5 units
442 – 729 sf
from \$499,000

2 Bedroom

20 units
678 – 828 sf
from \$635,000

For Sale in Galileo & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$775,000	2 / 2	828 sf	\$936	1405 822 HOMER STREET
\$750,000	2 / 2	796 sf	\$942	905 822 HOMER STREET
\$749,968	2 / 2	825 sf	\$909	609 822 HOMER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$745,000	1 / 2ba	729 sf	\$1,022	2025-10-07
\$635,000	2 / 2ba	793 sf	\$801	2025-09-29
\$785,000	2 / 2ba	817 sf	\$961	2025-08-30
\$790,000	2 / 2ba	809 sf	\$977	2025-06-02

Value & Financing

Price Positioning

\$929 /sq ft

Active listings here average **\$929/sf** vs **\$1174/sf** across Downtown.

21% below area average

Mortgage Snapshot

\$3,592 /mo

Entry price (from) **\$749,968**

20% down payment **\$149,994**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1999	LEVELS 15	SUITES 118	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3970	DEVELOPER Westbank
MANAGEMENT First Service Residential			

Overview

Galileo - 822 Homer Street, Vancouver, BC V6B 6M3, LMS3970 - located in Downtown area of Vancouver West, near the crossroads Homer Street and Robson Street. Convenience at your doorstep, Starbucks Coffee downstairs and privilege to shop on world famous Robson street without worrying about parking. Galileo is situated 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.

Westbank Projects Corporation quality built Galileo in 1999. This 15-level building has a concrete construction and brick exterior finishing. There are 118 units in development and 96 in strata. For your peace of mind, the building has two high-speed elevators, double glazed/thermally broken and energy saving windows, individual room controlled electric baseboard heating, automatic sprinklers in each suite, bicycle and storage lockers, video security at lobby entrance and secure underground parking. Galileo offers great amenities that include a lounge with kitchen, a library, a billiard room, a hot tub, a steam room, a sauna and an exercise centre. Most homes offer glass enclosed solariums, granite tiled foyer floors, ceramic tiled kitchen floors with granite hand-cut inserts, luxurious carpeting, European styled kitchen and vanity cabinets, elegant granite bar tops, stainless steel sinks with vegetable sprays, full height ceramic tile tub surround, Kohler or American quality sanitary fixtures, polished chrome faucet fittings, pressure balanced shower faucets and stacked in-suite washer and dryer.

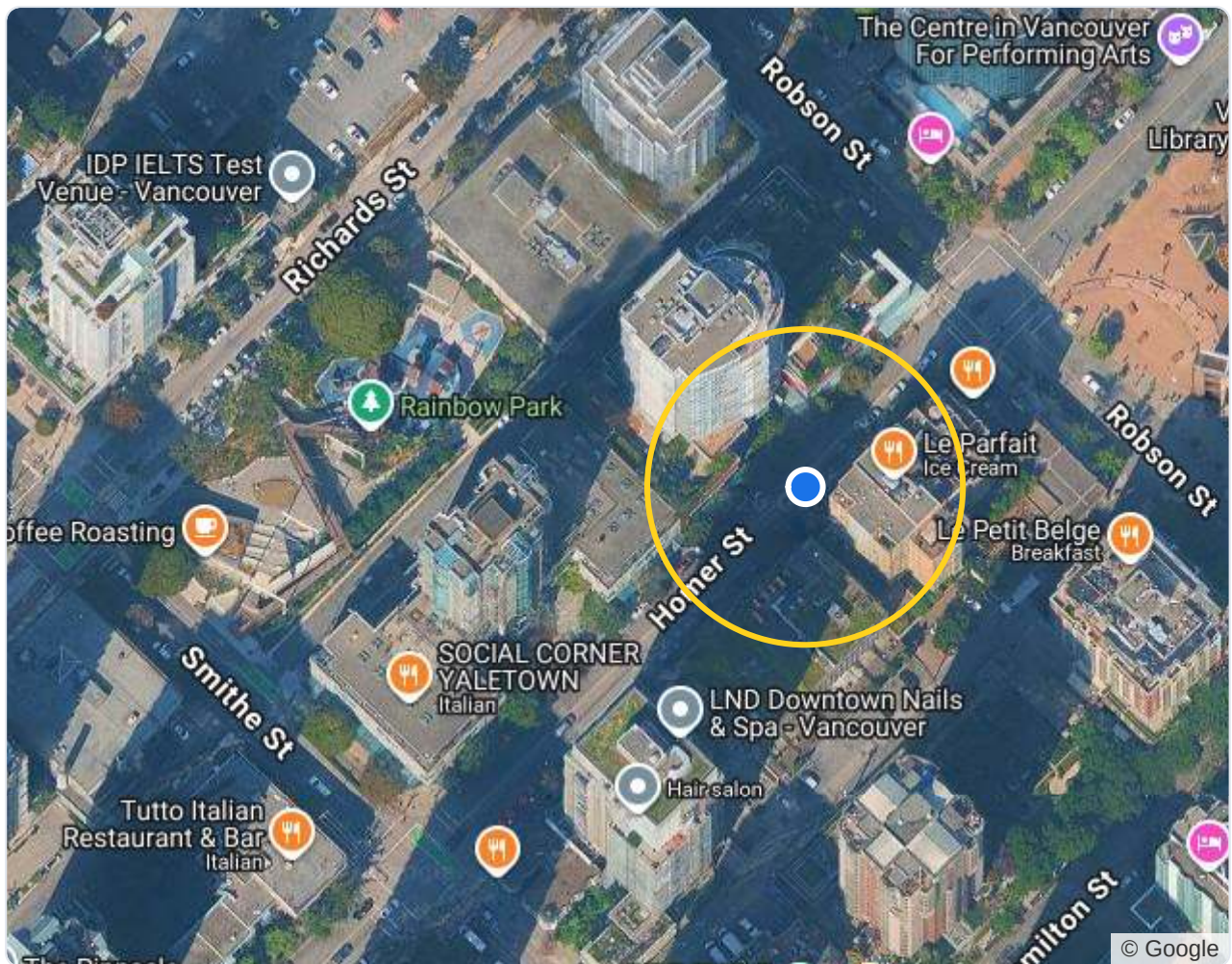
Amenities & Features

✓ None

Maintenance Fees Include

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

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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