



## 460 NICOLA STREET 1904 Kamloops BC

\$499,900

Presale pricing on for a limited time! With expected occupancy in 2025, Trillium is a 24 storey concrete tower (tallest residential building in Kamloops). City Gardens is anticipated to feature 550 apartments within a convenient, walkable downtown Kamloops location close to hospital, retail, restaurants, parks, schools and transit. Building amenities include gym, lounge, & library and qualifies for the RTE tax exemption. Unit 1904 is an affordable studio in the exclusive Canopy Collection on the sub penthouse levels. Standard kitchen and laundry appliances included. 1 parking stall included. Two pets allowed up to 50lbs or 22" at the withers. Long term rentals allowed. Optional upgrades for additional parking, storage lockers, appliance upgrades, EV chargers, power blinds and heated floors available at an additional cost. Two colour package choices. Developer Disclosure must be received prior to writing an offer. Additional studio, 1 or 2 bedroom units may also be available.

4pc Bathroom

Kitchen 11'4x10'7

Living 13'4x11'4

Bedroom 15x9'4

Listing Presented By:



Originally Listed by:  
BRENDAN SHAW REAL ESTATE  
LTD

brendanshawrealestate@gmail.com  
www.bsre.ca



Royal

**Lepage Kamloops Realty**

322 Seymour St, Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca