



## 460 Nicola Street 1307 Kamloops British Columbia

South Kamloops

# \$479,900



Experience elevated urban living from the 13th floor at Trillium at City Gardens, Kamloops' tallest residential building. This move-in ready, west-facing home captures spectacular sunsets, dazzling city lights, and breathtaking mountain views. Featuring the sophisticated Metro colour palette, this residence offers a sleek, contemporary aesthetic with stylish finishes and thoughtfully designed living spaces. A full appliance package and complete window blind package are included. Expansive windows flood the home with natural light while showcasing unforgettable west-facing views, creating a stunning backdrop for everyday living. Located in the heart of downtown, City Gardens offers exceptional walkability to Royal Inland Hospital, shopping, restaurants, parks, schools, transit, and the future performing arts centre. Residents enjoy outstanding amenities including a fitness centre, social lounge, a 22nd-floor library and gathering space with panoramic river views, secure bike storage, a bike wash and repair station, a dog wash station, an on-site dog park, and a beautifully designed outdoor common space coming soon. Built with concrete construction, Trillium delivers quality, comfort, and modern urban living. One secure underground parking stall is included, and two pets are permitted (up to 50 lbs or 22" at the withers). This home also benefits from the Revitalization Tax Ex...



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