



# 875 University Drive 303 Kamloops British Columbia

\$595,000

Located in the heart of Sahali at Thompson Rivers University, this impressive corner unit at Rockcliffe offers elevated condo living with oversized windows, custom window coverings, and excellent natural light rarely found in condo buildings. The functional layout features 2 bedrooms, 2 full bathrooms, and a versatile den off the second bedroom, ideal for a home office, gym, or study space. The upgraded kitchen is finished with quartz countertops, a large island with seating for four, S/S appliances which include a spacious fridge, microwave, dishwasher and a 5-burner gas range. The primary bedroom includes custom built-ins in the walk-in closet and convenient access to the 3pc ensuite with tile shower, glass doors, and dual shower heads. Enjoy views of the City, mountains and campus plus relaxing summer evenings from the spacious sundeck complete with a natural gas BBQ hookup. A standout feature is the rare bonus of TWO underground parking stalls (#17 & #52), a significant value-add in this location, plus a storage locker (#26). Additional highlights include A/C wall units, in-suite laundry with storage, and a generous entry. Rockcliffe offers premium finishings, an amenity room, and rooftop patio, all in an unbeatable location. (id:6769)

Laundry room 3'4" x 8'3"  
Foyer 5'6" x 8'8"  
Bedroom 8'11" x 11'5"  
Den 8'4" x 7'10"  
Other 8'3" x 4'6"  
Primary Bedroom 10'3" x 10'7"

Living room 11'9" x 11'4"  
Kitchen 11'10" x 13'2"  
3pc Ensuite bath Measurements not available  
4pc Bathroom Measurements not available  
Dining room 6'7" x 10'1"

Listing Presented By:



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eXp Realty (Kamloops)

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Royal

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