

ROSSETTI



304 145 ST GEORGES AVENUE

LOWER LONSDALE, NORTH VANCOUVER



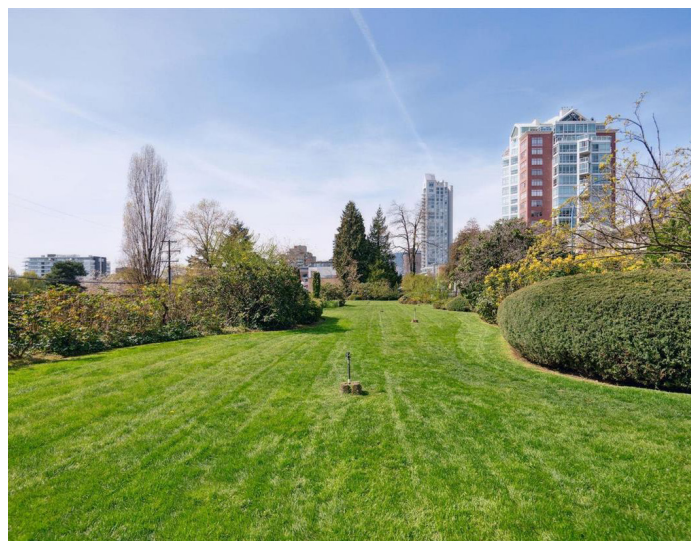
TALISMAN TOWER

ONE BEDROOM

1 Bed | 1 Bath | 585 Sq/Ft

■ Welcome to Talisman Tower in the heart of Lower Lonsdale. A great opportunity for an entry-level home or investment property in a well-managed concrete building with one of the lowest strata fees in Lower Lonsdale. This one-bedroom, one-bathroom suite offers nearly 600 sq/ft with a modern, open-plan layout that makes smart use of the space. Located on the quiet, north-facing side of the building, it stays cool on hot summer days and peaceful year-round. The living room is a generous size and features floor-to-ceiling windows and sliding doors that open to a covered balcony. The dining area connects to a functional kitchen with white cabinetry and a durable stainless-steel countertop. The bedroom is a spacious size with room for a king-size bed, while the 4-piece bathroom is clean and well maintained. A large entry closet offers excellent in-suite storage. Includes one parking stall and a separate storage locker. Talisman Tower features a range of amenities including an updated lobby, fitness centre, guest suite, hobby/workshop room, meeting room, and a live-in caretaker. One dog or two cats are permitted. Heat and hot water are included in the maintenance fees. Set in vibrant Lower Lonsdale, with every amenity just moments from your door — including the Brewery and Shipyard Districts, a wide selection of restaurants, boutique shops, transit options, and easy access to the scenic Spirit Trail. Whether you're looking for your first home, a solid investment, or a convenient city base, this Lower Lonsdale gem checks all the boxes. A great opportunity for first-time buyers, investors, or anyone seeking comfort, value, and lifestyle in one of the North Shore's most connected communities.







FLOOR AREA: 585 SQ.FT.

Interior square footage from strata plan. Layout and measurements from Matterport.
 Square footage, room measurements, & dimensions are approximate and not guaranteed.
 Information should not be relied upon without independent verification.
 This communication is not intended to cause or induce breach of an existing agency agreement.