



# 1370 Springfield Road Kelowna British Columbia

\$849,000

Prime Development-Ready Investment on Springfield Road - UC2 Zoning Unlock rare potential in the heart of Kelowna's Capri-Landmark corridor at 1370 Springfield Road -- a standout 5-bedroom, 3-bathroom property offering unmatched versatility, income-generating options, and future development upside. Strategically located on a major transit corridor and zoned UC2 (Urban Centre 2), this 2,446 sq ft home sits on a 6,054 sq ft lot within one of Kelowna's fastest-growing districts -- with high-density redevelopment on the horizon under the 2040 Official Community Plan. Why This Property Is a Game Changer: Walkout basement with separate entrance -- suite-ready or ideal for a home-based business, rental unit, or multi-generational living Spacious main level with two bedrooms, flowing living spaces & potential for conversion to a professional services office Fully landscaped yard, covered patio, and a powered workshop add livability and utility High-visibility frontage = unbeatable access for businesses or future tenants Numerous upgrades already done -- including newer roof and mechanical systems Zoned for opportunity: live in it, rent it, run a business, or redevelop in the future Steps from shops, restaurants, schools, parks, and Capri-Landmark amenities -- this is a rare blend of functionality and forward-thinking potential. Investors, visionaries, entrepreneurs -- don't miss this chance Ask your agent for the complete list of recent updates and features! (id:6769)

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|----------------------------|-------------------------------|
| Bedroom 9'0" x 13'11"      | 2pc Ensuite bath 5'9" x 5'9"  |
| Laundry room 12'8" x 14'3" | Primary Bedroom 11'6" x 15'5" |
| 4pc Bathroom 4'10" x 8'0"  | 4pc Bathroom 7'7" x 8'0"      |
| Bedroom 12'0" x 12'8"      | Kitchen 12'0" x 15'9"         |
| Bedroom 15'3" x 12'0"      | Dining room 10'7" x 11'9"     |
| Family room 14'5" x 20'8"  | Living room 13'7" x 17'7"     |
| Bedroom 9'8" x 10'8"       |                               |

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