



## 495 Stirling Ave Nanaimo BC

\$649,900

495 Stirling is nestled in the heart of the thriving University District, boasting modern elegance and convenience. Constructed in 2017, this residence showcases an array of sought-after features typically rare in this price range. Remarkably, there are no strata fees, enhancing its appeal as a lucrative investment opportunity. This thoughtfully designed home offers seamless access to the in-law suite, whether through the main dwelling or via a separate exterior entrance. Adorned with stunning laminate flooring throughout, the kitchen exudes sophistication with its upgraded cabinetry, illuminating the expansive open-concept main floor. Abundant windows adorn every level, ushering in natural light and providing captivating views. Step outside onto the balcony at the rear for a moment of relaxation. Spanning three levels, this home offers ample living space, complemented by the convenience of a suite. Measurements are approximate, pls verify if important.

Listing Presented By:



Originally Listed by:  
eXp Realty

[myles@simsrealestate.ca](mailto:myles@simsrealestate.ca)



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)