



# 1471 St Paul Street 1202 Kelowna British Columbia

\$569,000

Amazing Investment Opportunity in the heart of Downtown Kelowna. This 2-bedroom, 2-bathroom residence is situated on the 12th floor of a 25-storey high-rise, offering a desirable south-facing exposure with abundant natural light throughout. Both bedrooms feature windows, enhancing livability and rental appeal. The unit showcases a modern, contemporary design with durable vinyl plank flooring, quartz countertops, and stainless steel appliances. An open-concept layout is complemented by oversized windows and access to an 86 sq. ft. patio, ideal for enjoying city views and outdoor relaxation. Additional features include in-suite laundry, one secured parking stall with an electric vehicle charging upgrade, and a dedicated storage unit. Residents benefit from premium building amenities, including a rooftop terrace and clubhouse, perfect for entertaining or unwinding while taking in panoramic Okanagan views. A strong opportunity for investors, students, or urban professionals seeking a well-located, low-maintenance property in one of Kelowna's most vibrant neighborhoods. Allow two dogs or two cats or one of each, no size or breed restriction on dogs. Short-term rentals are expected to be permitted provincially starting in June 2026. (id:6769)

3pc Bathroom 4'9" x 8'0"

Bedroom 9'5" x 9'0"

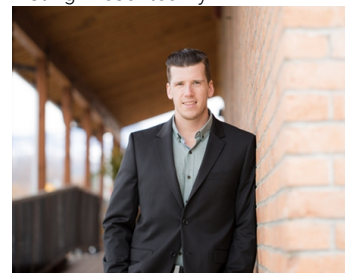
Primary Bedroom 11'4" x 12'0"

3pc Ensuite bath 4'11" x 9'0"

Living room 13'0" x 10'5"

Kitchen 12'9" x 9'11"

Listing Presented By:



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Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>

**RE/MAX Kelowna**

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