



# 1945/1947 Bowes Street Kelowna British Columbia

\$1,100,000

INVESTORS & MULTI GENERATIONAL FAMILIES! Tucked at the end of a cul-de-sac in a great location, 1945 Bowes Street offers a rare setup with three separate living spaces. Ideal for multigenerational living, a "live here + earn here" plan, or investment property with a strong cap rate. The main home (built 1958) has 3 bedrooms and 1 bathroom upstairs, plus a 2-bedroom suite downstairs each their own own kitchen and living area. Out back, a 2-bedroom carriage house (built 2005) adds even more options for extended family, long-term rental, or AirBNB (buyer to verify any applicable rules/licensing). Love convenience? You're near shops and restaurants, about a 6 minute bike to the beach, and just minutes to the hospital. The homes have been well cared for, with updated windows in the main home, hardwood flooring, and a bright, functional kitchen that flows easily into the living and dining spaces. Outside, enjoy a private yard with room to relax, along with parking and lane access that suits multiple occupants. With MF1 zoning adding valuable future redevelopment potential, this is a versatile property that can help offset your mortgage while keeping everyone comfortably under one address. Book your showing today! (id:6769)

- 2pc Bathroom 7' x 6'3"
- Bedroom 12'9" x 10'7"
- Primary Bedroom 11'1" x 10'9"
- Full bathroom 6'5" x 8'11"
- Laundry room 8'7" x 6'8"
- Utility room 10'5" x 6'2"
- Dining room 14'4" x 6'9"
- Primary Bedroom 10'9" x 11'5"
- Bedroom 9'4" x 9'1"
- Kitchen 10'6" x 10'1"
- Bedroom 12'9" x 7'11"
- 4pc Bathroom 9'4" x 5'
- Living room 14'3" x 14'8"
- Primary Bedroom 12'2" x 12'6"
- Kitchen 13'0" x 9'6"
- Bedroom 10'3" x 9'4"
- Full bathroom 8' x 5'2"

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