



## 625 Rowcliffe Avenue 203 Kelowna British Columbia

\$299,999

The only non-age restricted 2-bed condo anywhere close to downtown Kelowna under \$300,000! Updated, clean, and ready for its next owner. This unit sits directly across from Rowcliffe Park offering a beautiful park view with no neighbours looking directly into your in windows--one of the most useful green spaces in the core with a dog park, community gardens, playground and open field--while still being an easy walk to the lake, Bernard Ave, South Padosy shops, and the Landmark District. Inside, the layout is practical with good natural light, fresh paint, and a brand-new stove that hasn't been used yet. The building itself has had major work done including new windows and a new roof, which adds confidence for the next buyer. Pet-friendly (1 dog with no size restriction, or 2 non-breeding cats), no age restrictions, and equipped with covered parking + storage. In a Kelowna market where the sub-\$300K category is essentially limited to studios, 1-bedrooms, and age-restricted buildings, this is a rare option for first-time buyers, downsizers wanting walkability, and investors looking for a rentable location near downtown. Vacant and ready for immediate possession! (id:6769)

Storage 5'1" x 4'8"

4pc Bathroom Measurements not available

Bedroom 12'8" x 8'6"

Primary Bedroom 12'8" x 9'1"

Dining room 10'2" x 7'2"

Living room 10'6" x 10'2"

Kitchen 10'4" x 8'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.kentarmstrong.ca/>

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