



935 Academy Way 118 Kelowna British Columbia

University District

\$489,000



Located in the highly sought-after U One building, this 3 bedroom, 2 bathroom condo offers a rare combination of space, convenience, and investment appeal at a great price. Just a 5-10 minute walk to UBCO, this is an ideal opportunity for students, parents, or investors looking for strong rental demand in a prime location. A standout feature is the private, rear fenced yard, professionally maintained by strata, offering a unique outdoor space not commonly found in condo living--perfect for relaxing or entertaining. New Heat Pump 2025. Enjoy the practicality of two parking stalls (1 underground and 1 exterior), along with easy access to transit just steps away. Kelowna International Airport is only a 10-minute drive, adding to the convenience for both owners and tenants. A smart investment in one of the most desirable buildings in the UBCO area--where location and functionality come together. BBQ's no longer permitted. Measurements taken from I Guide. (id:6769)



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