



## 1449 St. Paul Street 200A Kelowna British Columbia

Kelowna North

**\$349,900**



Looking for a space that offers both flexibility and an unbeatable downtown location? This distinctive property in The Courtyard delivers true live/work versatility, with UC1 zoning, permitting both residential and commercial use. Whether you want to run your business full-time, meet clients in a professional setting, or simply enjoy the perks of downtown living, this property is ready for your vision. The layout adapts to your needs, the living room can function as a welcoming reception area, while the enclosed bedroom easily transforms into a private office, studio, or dedicated workspace. The freshly painted interior has seen several thoughtful updates, including a newer furnace, vinyl plank flooring, a refreshed full bathroom with a new shower, new in-suite laundry, a new hot water tank, updated lighting, and a kitchen featuring a new fridge and stylish subway tile backsplash. You can even add a full stove! Step outside and enjoy the beautifully landscaped shared courtyard, perfect for taking a break, meeting with clients, or simply relaxing in a peaceful space. All of this is set in the heart of downtown Kelowna, just steps from the city's best restaurants, cafes, shops, and cultural venues. The Courtyard is already home to thriving businesses and residents, creating a vibrant and supportive community. If you're looking for the ultimate combination of lifestyle, business...



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