



## 625 Rowcliffe Avenue 203 Kelowna British Columbia

Kelowna South

**\$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 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 Pandosy 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)

### Kent Armstrong

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