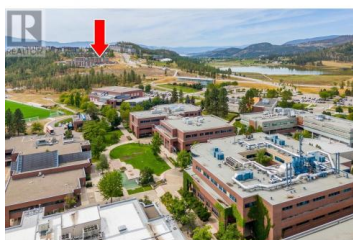


## 975 Academy Way 301 Kelowna British Columbia

University District

# \$569,000



**\*\*ATTENTION ALL PARENTS & INVESTORS!\*\*** This is the investment opportunity you've been waiting for! Presenting a 3rd-floor corner unit with breathtaking valley views, perfectly positioned just steps away from UBC Okanagan--only 250m away! This unbeatable proximity provides unparalleled convenience and peace of mind, especially for those with students attending the university. This 2-bedroom + den unit (easily convertible to a 3rd bedroom) is a gem for investors aiming to maximize ROI. The smart, split-bedroom layout ensures privacy and comfort. The primary bedroom features a walk-through closet leading to a spacious 4-piece ensuite. The open-plan living space includes a well-appointed kitchen with an island, a built-in desk area, dining, and a living room--all creating a perfect flow for everyday living. Separated by the living area, the second bedroom, a full 3-piece bathroom, and a versatile den offers flexibility. Not only is this unit well-designed, but it also comes with a **BRAND NEW HEAT PUMP**, valued at over \$16,000, ensuring year-round comfort with efficient heating and cooling. Additional upgrades include a 2020 hot water tank and a new fridge. This unit also offers the convenience of 1 u/g parking stall and a storage locker. For added security, there's an on-site manager, making it an ideal choice for parents looking for a safe and convenient living space for their ch...



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