



## 935 Academy Way 322 Kelowna British Columbia

University District

**\$575,000**



CALLING ALL PARENTS and SAVVY INVESTORS!! Discover unparalleled convenience with this NEWLY RENOVATED 3 bed 2 bath unit in U-ONE. One of the closest residential buildings to UBCO and just a 5 min walk to campus. Designed with students in mind w/ a functional floor plan and open concept living, dining/kitchen area, creating an ideal environment for both study and relaxation. 20k+ of RECENT UPDATES: quality vinyl plank flooring, new kitchen countertops, fresh paint, SS appliances + upgraded washer/dryer set. Furnace was recently updated in 2023. Each bedroom provides room to study, generous closets and two of them feature large windows that provide plenty of natural light. 3rd bedroom is a good size w/ closet but no window. Primary bedroom includes a 3-pce ensuite w/ tub, while the secondary bathroom has a walk-in shower. Additional features include in-suite laundry, a private balcony for outdoor enjoyment, and a secure underground parking stall. Parents can have peace of mind knowing that the U-One building offers a safe environment for their children to complete their education. Its prime location and thoughtful design make this unit a perfect choice for students or investors seeking a valuable addition to their portfolio. 3-bedroom suites in the U District generate rental income upwards to \$3300/mo. Vacant and move-in ready--secure your spot on campus, don't miss out! Close...



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