



## 371 Academy Way Kelowna British Columbia

University District

**\$975,000**



**INCOME POTENTIAL!** Welcome to this well-built, energy-efficient home in the highly desirable Glenmore neighborhood - perfect for families, investors, or those seeking multigenerational living. The upper floor features a bright, open-concept layout with 3 bedrooms and 2 bathrooms, showcasing exceptional views from the front deck and access to a spacious fenced backyard complete with established gardens and a greenhouse - ideal for outdoor living and sustainable lifestyles. Downstairs, you'll find a professionally finished, legal 2-bedroom, 1-bathroom suite with a private entrance, separate utilities, in-suite laundry, and its own patio - an excellent mortgage helper, student rental, or extended family accommodation. Situated on a large, fenced corner lot, this property offers generous parking options in the front, back, and along the street, this much parking is a rare convenience. It's also solar-ready, prepped for a radon mitigation system, and equipped with a high-efficiency condensing water heater and an advanced heating/cooling system with HRV for cleaner, healthier, and more comfortable living year-round. Located just minutes from UBCO, the airport, shopping, transit and golf, this home blends location, flexibility, and long-term value. Don't miss this exceptional opportunity, schedule your private showing today! (id:6769)

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