



620 Coronation Avenue 211 Kelowna British Columbia

\$400,000

Welcome to Nolita, a modern, newly constructed 1-bed boutique condo in the heart of downtown Kelowna, offering effortless urban living with GST already paid for! Set within a building of only 60 units, this home offers a quieter, more private residential feel while still being steps from the city's energy. Ideally positioned on the second floor, it features direct patio access to a shared outdoor space with BBQ stations & seating areas, perfect for entertaining or enjoying sunny Okanagan days. Thoughtfully designed floor plan with excellent storage throughout, including multiple interior closets, in-suite laundry, plus a dedicated storage locker. The open concept kitchen, living & dining area feels functional, while the bedroom is tucked privately behind sliding opaque glass doors with dual access to the full-size bathroom. North-facing orientation provides soft natural light all day while helping maintain comfortable temperatures & lower utility costs. Excellent exterior soundproofing ensures a quiet interior experience. Pet-friendly building allowing up to 2 dogs or 2 cats, plus a dog run on the same level for convenience. Located just one block from the Cawston multi use path, ideal for walkers & cyclists living car light. Boutique design throughout, minutes to Knox Mountain, steps to downtown amenities, & an easy walk to the future UBCO campus. A perfect opportunity for first-time buyers or working professionals seeking lifestyle, location & simplicity in one. (id:6769)

3pc Bathroom 8'3" x 8'2"

Primary Bedroom 9'4" x 8'2"

Living room 12'1" x 9'7"

Kitchen 12'4" x 5'6"

Other 4'3" x 13'8"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.