



# 975 Academy Way 301 Kelowna British Columbia

\$579,000

**\*\*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 children. Perfectly located, thoughtfully upgraded, and ready to deliver fantastic returns! (id:6769)

Utility room 2'11" x 3'1"

Den 9'5" x 8'5"

3pc Bathroom 6'9" x 5'9"

Bedroom 12'6" x 9'6"

4pc Ensuite bath 5'2" x 9'1"

Primary Bedroom 9'9" x 10'10"

Living room 10'11" x 12'6"

Kitchen 8'9" x 11'8"

Listing Presented By:



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Royal LePage Kelowna

<http://www.jrfamilyrealtors.com/>

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