



3699 Capozzi Road 410 Kelowna British Columbia

\$439,900

RARE A4 STUDIO. EV PARKING. XL COVERED PATIO. An exceptional opportunity to own a premium studio residence in AQUA, Kelowna's landmark waterfront community, offering a rare combination of EV-parking, private storage, bike locker, and an oversized covered patio ideal for year-round use. This intelligently designed studio lives larger than expected, with living and sleeping area, 10 ft. ceilings, oversized windows, and a full kitchen finished with quartz countertops, stainless steel appliances, and custom closet organizers. Built with solid concrete construction, AQUA delivers superior soundproofing and long-term durability, complemented by efficient VRV heating and cooling, ERV ventilation, and a centralized hot water system. Residents enjoy access to resort-style amenities including an outdoor pool, rooftop hot tub, expansive fitness and wellness centre, fireside lounge, shared entertaining spaces, and more. Pet-friendly with priority access to the Aqua Boat Club. A compelling option for buyers seeking flexibility, lifestyle, and long-term value in a highly desirable waterfront setting, whether as a personal retreat or strategic holding in a unique building with limited studio supply. (id:6769)

Kitchen 13' x 11'

Bedroom - Bachelor 15' x 11'

Full bathroom 8' x 6'

Listing Presented By:



Originally Listed by:
Rennie & Associates Realty Ltd.

<http://www.thisisrob.ca/>

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.