



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.



Royal

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