



## 620 Coronation Avenue 507 Kelowna British Columbia

\$379,000

Offered at over \$80,000 BELOW the original purchase price, this is a standout opportunity for buyers and investors seeking unbeatable value in downtown Kelowna. Live at the centre of it all at Nolita, a modern new studio in Kelowna's vibrant cultural and brewery district. 449 sq. ft., move-in ready. Enjoy wide-plank white oak laminate flooring, soft-close cabinetry, roller shades, and sleek, contemporary finishes throughout. Stay comfortable year-round with in-suite laundry, central heating, and air conditioning. Step outside to your own patio, or take advantage of the building's Terrace Lounge—an inviting outdoor space with fire tables, lounge seating, a barbecue, and even a dog run. Residents also benefit from 1Valet's smart concierge system, added security, and secure bike storage. Just steps from the Packing District's local eats, craft breweries, shops, and parks, with the lakefront and future UBCO Downtown campus just minutes away. Pet restrictions allow a reasonable number of fish or small aquarium animals, small caged mammals, up to two caged birds, and either two cats, two dogs, or one cat and one dog (no dogs deemed vicious by the strata council). Rentals are permitted with a minimum 30-day term. Whether you're a first-time buyer or looking for a turnkey investment, this is Kelowna living done right. \$\$UPGRADED STORAGE LOCKER Included. Quick possession available.

(id:6769)

Great room 9'9" x 11'9"

Other 14'5" x 5'

Kitchen 12' x 5'

Primary Bedroom 9'5" x 8'6"

4pc Bathroom 7' x 5'

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)