

FOR SALE



The **W**right  
Team

[805CarlingUnit906.com](http://805CarlingUnit906.com)

805 Carling Avenue, Suite 906

🏠 2 BEDS | 🛁 2 BATHS



## CLARIDGE ICON

Welcome to stylish urban living at the Claridge Icon. This executive two-bedroom, two-bathroom condominium is situated in a prime location just moments from Dow's Lake, Commissioners Park, Little Italy, scenic walking trails, transit, restaurants, and local shops. Floor-to-ceiling windows offer south facing views toward Dow's Lake, filling the space with natural light and showcasing stunning evening sunsets and summer fireworks. The interior features contemporary finishes, a thoughtfully upgraded kitchen with additional cabinetry and ceiling-height storage, and a neutral colour palette throughout.

Two generous curved balconies offer expansive views, creating inviting outdoor spaces. The primary bedroom has a private ensuite. A second bedroom and separate full bathroom complete the layout. In unit laundry and appliances are provided.

One owned underground parking space and a storage locker. Residents enjoy exceptional building amenities, including a fitness centre, yoga studio, lounge spaces, movie theatre, indoor pool, sauna, party rooms, guest suites, and twenty-four-hour concierge service.

Foyer, Kitchen,  
Living Room and  
Dining Area





## Key Updates and Points to Note

- Designed by Hariri Pontarini Architects and built by Claridge Homes.
- Situated close to Little Italy, Dow's Lake, public transit, and the new Ottawa Hospital Civic Campus.
- Sophisticated design finishes and impressive architecture are featured.
- The interior is warm and inviting, with abundant natural light from the floor-to-ceiling windows that offer unobstructed views.
- A neutral colour pallet is highlighted.
- All appliances are included, with in-unit laundry facilities.
- Kitchen reconfigured with sink and dishwasher relocated to the island.
- Cabinetry was extended to the ceiling to maximize storage, with additional cabinets that can be used as a pantry.
- Extended laundry closet providing space for a small freezer and shelving.
- Rogers and Bell Fibe internet available.
- Convenient garbage chute located on the floor.
- Fabulous building amenities include a fitness centre, library, lounge, yoga studio, movie theatre, indoor & outdoor party rooms, an indoor pool & sauna, roof top patio with barbeque, boardroom, and guest suites. Bike storage located on the ground floor. 24-Hour concierge services are provided.
- Note, the building's main floor library and select areas on the fourth floor are being refreshed, with renovations underway through mid-March, approximately.
- Locker #25 Level P722B (Directly beside parking spot).
- Parking Space: level P7, spot G26 (Owned).



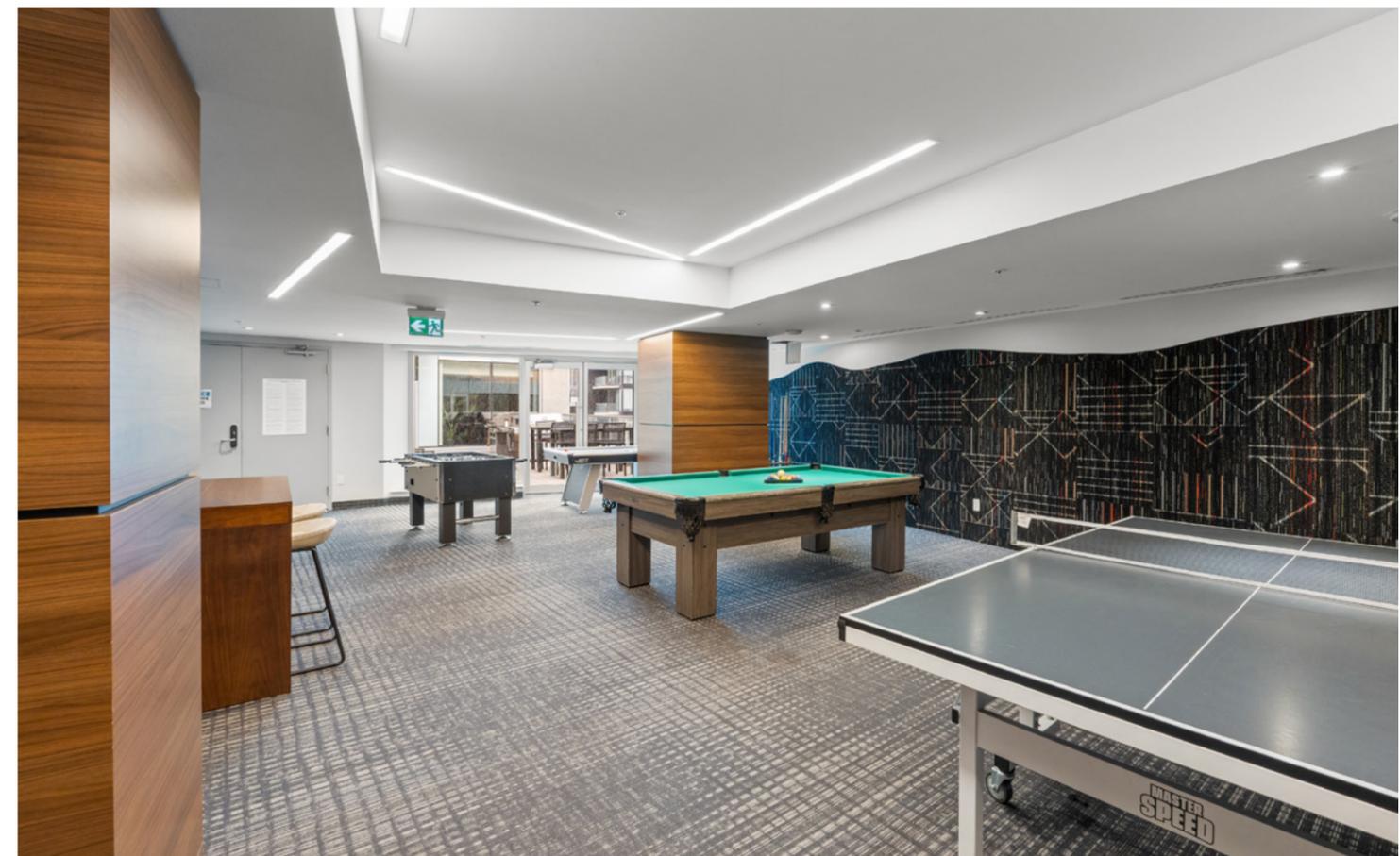
Primary Suite, Ensuite, Additional Bedroom and Bathroom





## Property Dimensions

- Foyer 4'5" x 3'10"
- Kitchen 9'10" x 12'4"
- Living Room 11'6" x 9'10"
- Dining Area 8'5" x 9'4"
- Primary Bedroom 14'7" x 9'10"
- Bathroom 9'3" x 5'5"
- Bedroom 11'6" x 8'2"
- Bathroom 5'4" x 8'11"
- Laundry 4'8" x 4'2"





## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 2

**Bathrooms:** 2

**Property Type:** Condominium

**Neighbourhood:** West Centre Town / Dow's Lake and Little Italy

**Taxes/Year:** \$5,652.15/ 2025

**Utilities:**

Approximate Hydro Expense: \$63 per month

**Condominium Fee:**

\$771.33 / per month.

**Condominium Fee Includes:**

Amenities, Building Insurance, General Maintenance and Repair, Snow Removal, Water/ Sewer. Cooling & Heating liquid is provided to in-unit HVAC heat pump with thermostat.

**Inclusions:**

Fridge, dishwasher, microwave, stovetop, oven, dryer, washer, freezer, all bathroom mirrors, all light fixtures, tiles, paint & extra laminated hardwood.

**Exclusions:**

None.

**Rental Equipment:**

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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