



CENTRETOWN

Nestled in the heart of Centretown, this semi-detached home offers an unrivalled downtown location just steps from McNabb Park, with shops, restaurants, cafés, green spaces, and everyday conveniences all nearby.

Blending classic charm with contemporary finishes, the home delivers an elevated urban lifestyle. The main level features a flowing open-concept layout with bright, natural light-filled interiors throughout. Details include Brazilian hardwood flooring, crown mouldings with dentil detailing, and a stylish kitchen with granite countertops, stainless steel appliances, and an exposed brick feature wall that serves as a striking architectural accent.

The main level includes a powder room with laundry amenities, and a practical secondary entrance, adding everyday ease and versatility.

Upstairs, you will find three bedrooms and a full bathroom. One secondary bedroom features a balcony, offering a private space to unwind and enjoy the outdoors.

The finished lower-level highlights two versatile flex spaces, a wet bar, and a full bathroom. Two parking spaces complete this exceptional offering.

Foyer, Living Room, Dining Room and Kitchen





Key Updates & Points to Note

- Furnace and central air conditioning replaced in 2021.
- Windows replaced in 2021.
- Roof portion updated in 2021.
- Main level powder room with sink and laundry amenities.

Primary Suite,
Additional
Bedrooms and
Bathroom





Property Dimensions

Main Floor

- Foyer 4'8" x 11'6"
- Living Room 10'2" x 11'6"
- Dining Room 15'1" x 11'0"
- Kitchen 10'11" x 14'11"
- Bathroom/Laundry 8'1" x 7'9"
- Hall 4'5" x 7'9"

Second Level

- Primary Bedroom 15'1" x 10'6"
- Bedroom 9'4" x 9'11"
- Bedroom 10'11" x 8'9"
- Balcony 9'7" x 7'10"
- Bathroom 5'2" x 7'6"

Lower Level

- Flex Space 13'11" x 11'5"
- Flex Space 13'11" x 15'1"
- Bathroom 4'11" x 8'4"





Have A Real Estate Question?

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

It's All In The Details

Bedrooms: 3

Bathrooms: 3

Property Type: Semi-Detached

Neighbourhood: Centretown

Lot Size: 15.91 ft x 66.11 ft

Taxes/Year: \$5,151.40 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$110 per month.

Approximate Gas Expense: \$85 per month.

Inclusions:

All light fixtures. All blinds. Drapes and accessories. Refrigerator and freezer. Gas range. Cooktop. Dishwasher. Microwave. Washer. Dryer. Tankless hot water tank.

Exclusions:

Wall mounted TV (bracket to remain).

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.

Wright
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