

FOR SALE



The Wright Team

547Rioja.com

547 Rioja Street

3 BEDS | 3 BATHS



KANATA

Offering the convenience of Kanata amenities nearby, this Claridge Homes Infinity model end-unit townhome features a functional floor plan with three bedrooms, three bathrooms, and a finished lower level.

The bright main level has hardwood flooring and an open layout that brings together the kitchen, dining and living areas. The kitchen features white cabinetry, quartz countertops, stainless steel appliances, a tiled backsplash and a large centre island with space for seating. A generous walk-in pantry provides additional storage. Large windows across the rear of the home bring in plenty of natural light and overlook the backyard.

Upstairs, the primary bedroom includes a walk-in closet and ensuite with a double vanity and glass-enclosed tiled shower. Two additional bedrooms, a full bathroom and convenient second-floor laundry complete this level.

The lower level extends the living space with a spacious recreation room centred around a natural gas fireplace, along with additional storage.

Outside, the fully fenced private backyard offers space to enjoy the outdoors with no direct rear neighbours.

Foyer, Kitchen
and Living Room



Key Updates & Points to Note

- Freshly painted (2026).
- Carpets stretched and professionally cleaned (2026).
- New sod in the front and backyard (2026).
- End-unit townhome with additional side windows.
- Hardwood flooring throughout the main level.
- Kitchen with quartz countertops, 42-inch upper cabinetry and waterline to the refrigerator.
- Large walk-in pantry.
- Custom blinds.
- Second-floor laundry.
- Primary ensuite with tiled shower and glass doors.
- Upgraded underpadding beneath the second-floor carpeting.
- Finished lower-level recreation room with natural gas fireplace.
- Rough-in for a future lower-level bathroom.
- Central vacuum roughed in.
- Fully fenced backyard with no direct rear neighbours.
- Attached garage, plus driveway parking.





Primary Suite,
Ensuite and
Additional
Bedrooms





Property Dimensions

Main Floor

Foyer 6'5" x 6'7"
Living Room 9'9" x 25'5"
Bathroom 3'0" x 7'8"
Dining Area 9'2" x 13'0"
Kitchen 9'2" x 13'3"
Pantry 9'2" x 4'4"

Second Level

Primary Bedroom 12'2" x 13'9"
Primary Bathroom 6'4" x 11'0"
W.I.C. 8'1" x 3'10"
Bedroom 9'9" x 12'9"
Bedroom 8'9" x 12'8"
Bathroom 8'1" x 5'3"
Laundry 6'5" x 6'5"

Lower Level

Recreation Room 17'7" x 17'8"
Storage 11'5" x 3'11"
Utility 18'0" x 29'8"





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: 3

Bathrooms: 3

Property Type: Townhome

Neighbourhood: Kanata

Lot Size: 24.41 ft x 94.32 ft

Taxes/Year: \$4,898.15 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$950 (12-month total)

Approximate Gas Expense: \$760
(12-month total)

Inclusions:

Fridge, stove, dishwasher, microwave/hood fan, washer, dryer, all window coverings, all bathroom mirrors, 2 garage door remotes.

Exclusions:

None.

Rental Equipment:

Hot water tank, \$740/year.

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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Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"