



For Sale

#2-244 Charlotte Street



Lower Town /
Sandy Hill



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Spacious & tranquil three bedroom, two full bathroom condo in exceptional quiet, smaller building. Combines peaceful living with unbeatable access to downtown Ottawa!

Perched on the second level requiring minimal stair climbing, bright, freshly painted home features parquet & hardwood floors paired with neutral tones creating a timeless canvas for any style. Stepping into welcoming foyer, sense of space is striking. Open-concept living & dining area anchored by classic red brick fireplace façade – perfect spot for eclectic insert or decorative statement piece. Large windows offer picturesque mix of green nature & city views with natural light pouring in. Sunny den ideal for work from home space or reading nook. Kitchen offers prime cabinet storage space + stainless steel appliances, convenient built-in table serving as additional prep area or casual eat in space. Generously sized primary bedroom includes walk-in closet & full ensuite bath while 2 additional bedrooms share second full bathroom with shower/tub combo. In-unit laundry, 2 parking spots & large storage unit.

Lower Town / Sandy Hill

Peaceful, well-located building amongst historic charm of Embassy Row, steps from banks of the Rideau River & Strathcona park + nearby Ottawa U & Byward Market. Walkable to shopping & dining with excellent transit connectivity.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher
- Washer & dryer, light fixtures, window coverings, built-in shelving affixed to walls

Approximate Costs

- Property taxes \$4277/2025
- Electricity (Hydro Ottawa): \$239/month



Spacious Condo

- Tranquil & spacious condo
- Exceptionally quiet, smaller building
- Combines peaceful living with unbeatable access to downtown Ottawa
- Perched on the second level requiring minimal stairs
- Bright and freshly painted home
- Parquet & hardwood floors
- Neutral tones
- Timeless canvas for any style
- Welcoming foyer
- Open-concept living & dining area
- Classic red brick fireplace façade
- Large windows offer picturesque mix of green nature & city views

Classic Design

- Sunny den ideal for work from home space or reading nook
- Lovely kitchen
 - Prime cabinet storage space
 - Stainless steel appliances
 - Convenient built in table serving as additional prep area or casual eat in space
- Generously sized primary bedroom
 - Great walk-in closet
 - Full ensuite bath
- Two additional bedrooms share second full bathroom with shower/tub combo
- In-unit laundry
- Two parking spots
- Large storage unit



Condo Fee & Inclusions

- Managed by Eastern Ontario Property Management Group
 - info@eopmg.com
 - 1-888-606-8715
- Fee approximately \$1,211/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Water/wastewater
 - Management fee
 - Reserve Fund
 - Snow removal
 - Garbage removal
- Pets permitted up to 25 lbs

Home Features & Systems

Approximate ages

- Built in 1950
- Electric baseboard heating
- Air conditioner - wall unit
- Municipal city water
- Wood burning fireplace - non operational

Parking & Storage

- Two Parking spaces:
 - 1A (closest to back door)
 - 11 (currently rented until the end of June)
- Storage locker #2
 - located in the basement



**Are you ready
to make this
house your *home*?**

Natalie McGuire

Sales Representative

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