



For Sale

221C Crestway Drive

📍 Barrhaven

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Welcoming & thoughtfully designed Barrhaven condo situated with great walkability to everyday essentials!

Open concept layout & tall 9' ceilings create a comfortable, airy space. Neutral toned walls complement rich dark hardwood floors creating a timeless canvas to suit any style. Natural light pours in through the large glass patio door, which opens onto a covered terrace - perfect for relaxing with fresh air or flexing your green thumb. Spacious living area flows seamlessly into formal dining space & kitchen offering ample storage, cooking space & peninsula island with casual seating, set adjacent laundry/utility room offering practical overflow storage. Two bedrooms + full bathroom with shower/tub combo are tucked quietly down private hallway allowing for moments of zen & quiet. Convenient parking space right at front door + steps to visitor spots.



Barrhaven

Friendly neighbourhood featuring countless parks & schools as well as endless options for shopping & dining nearby. Close to Chapman Mills Conservation Area with water access for scenic riverside walks and kayaking/paddle boarding. Well connected with transit!

Inclusions

- Kitchen appliances: refrigerator (2019), stove (2015), dishwasher (2015), microwave/hood fan (2015)
- Washer/dryer combo (2023), light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, alarm system, tankless hot water heater

Approximate Costs

- Electricity (Hydro Ottawa): \$75/month
- Natural Gas (Enbridge) \$40/month
- Water/wastewater: \$50/month
- Property taxes \$2,734/2025



Thoughtfully Designed

- Barrhaven condo situated with great walkability to everyday essentials
- Open concept layout
- Tall 9' ceilings create a comfortable and airy space
- Neutral toned walls
- Rich dark hardwood floors
- Timeless canvas to suit any style
- Natural light pours in through the large glass patio door - opens onto a covered terrace, perfect for relaxing with fresh air or flexing your green thumb
- Spacious living area
- Formal dining space



Welcoming Layout

- Lovely kitchen
 - Ample storage
 - Plenty of cooking space
 - Peninsula island with casual seating
- Laundry/utility room offering practical overflow storage
- Tucked quietly down private hallway allowing for moments of zen & quiet:
 - Two great sized bedrooms
 - Full bathroom with shower/tub combo
- Convenient parking space right at front door + steps to visitor spots



Condo Fee & Inclusions

- Managed by CMG Condominium Management Group
 - aburns@condogroup.ca
 - 613-237-9519, ext 247
- Fee approximately \$312/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Reserve Fund
 - Snow removal
 - Garbage removal
- Pets permitted
- Status Certificate available upon request

Parking

- Parking space: #20

Features, Systems & Updates

Approximate ages

- Built by Tartan, Cafe Au Lait model, 2006
- Furnace - natural gas, 2018
- Central air conditioning, 2022
- Tankless hot water heater - boiler, owned
- Municipal city water
- Roof - asphalt shingles
- Poured concrete foundation
- Brick exterior
- Laminate counters
- Flooring - ceramic tile & hardwood
- 9' ceilings
- Two bedroom windows - hinges only allow for closing from the outside



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

Natalie McGuire

Sales Representative

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