




For Sale

2A- 154 Waverley Street

 **Golden Triangle**

 **2**

 **2**

 **1**

Unique, luxurious & stylish two storey condo in quiet low-rise building. Set in an unbeatable location on coveted street in the Golden Triangle! Tucked under the canopy of mature trees & steps from the Rideau Canal, the location blends a peaceful natural feel with the perks of central city living. Entryway offers ample space to land & organize, complete with storage closet & powder bathroom access. Open-concept main level – crisp white walls paired with hardwood floors throughout, smooth ceilings & recessed lighting. Living & dining areas flow towards sunny windows at front of unit, overlooked by sleek updated kitchen featuring rich ink blue cabinetry, warm quartz counters, stainless steel appliances, peninsula seating & under-cabinet lighting. Two generous bedrooms open into serene sunroom – ideal for reading nook or home office + full bath featuring rare private sauna for at-home relaxation. Additional perks include in-unit laundry, heated underground parking & secure storage unit in locker room. Building managed with pride boasts freshly painted exterior, enhanced security system & consistent maintenance.

Golden Triangle

Take advantage of the scenic water side walking & cycling trails, winter skating & direct access to spring Tulip Festival. Steps from Elgin St & heart of Centertown for some of city's best shopping, dining & entertainment! Minutes walk to everyday necessities & recreation including tennis courts & parks. Easy commuting to many of Ottawa's largest employers + well connected with transit & LRT.



Inclusions

- Kitchen appliances: refrigerator, stove (2025), dishwasher (2025), microwave/hood fan
- Washer & dryer (2024), light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, intercom, sauna, hot water heater

Exclusions

- Shelves in second bedroom

Approximate Costs

- Electricity (Hydro Ottawa): \$150/month
- Property taxes \$4,350/2025



Luxe Condo

- Unbeatable location on coveted street in the Golden Triangle
- Two storey condo in quiet low-rise building
- Tucked under the canopy of mature trees & steps from the Rideau Canal
- Location blends a peaceful natural feel with the perks of central city living
- Entryway offers ample space to land & organize,
 - Complete with sizable storage closet & elegant powder bathroom
- Open-concept main level offers modern yet timeless canvas
 - Crisp white walls
 - Hardwood floors throughout
 - Smooth ceilings
 - Recessed lighting
- Living & dining areas flow seamlessly towards sunny windows at front of unit



Spacious Layout

- Sleek updated kitchen
 - Rich ink blue cabinetry
 - Warm quartz counters
 - Stainless steel appliances
 - Peninsula seating
 - Under-cabinet lighting
- Lovely second level
 - Two generous bedrooms
 - Serene sunroom – ideal for reading nook or home office
 - Full bathroom featuring rare private sauna for at-home relaxation
- In-unit laundry
- Heated underground parking
- Secure storage unit located in locker room
- Building managed with pride boasts freshly painted exterior, enhanced security system & consistent maintenance



Condo Fee & Inclusions

- Managed by A.H. Fitzsimmons
 - bill@ahfitz.com
 - 613-837-5892
- Fee approximately \$775/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Water/wastewater
 - Snow removal
 - Garbage removal
 - Management fee
 - Annual window cleaning
 - HVAC maintenance (repair & replacement)
- Pets permitted with restrictions
- Status Certificate available upon request

Parking & Storage

- Underground parking space: #27
- Storage locker: 1542A

Features, Systems & Updates

Approximate ages

- In unit private sauna
- Forced air furnace - Heat pump, electric
- Central air conditioning
- Hot water heater, owned
- Municipal city water
- Freshly painted interior, 2020
- Windows (excluding solarium), 2024
- Exterior of the building painted, 2024
- Building security cameras & night pin code locks on exterior doors, 2025
- Skylight bringing in natural light into second floor hallway & stairwell
- Flower beds & front patio replaced, 2018
 - Flowers planted annually in spring
- Large trees pruned & trimmed by the city, 2024



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

Natalie McGuire

Sales Representative

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