



For Sale

#1702 – 160 George Street



ByWard Market



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Set in the heart of Ottawa's iconic ByWard Market, this stylish two bedroom, two bathroom condo blends contemporary design with everyday comfort. A welcoming foyer with dark tile flooring and plenty of closet space sets the tone for the home's modern yet inviting feel. Rich, deep-toned hardwood floors, floor-to-ceiling windows that flood the space with natural light & offer stunning views over the ByWard Market & Parliament Hill. Kitchen overlooks the open dining & living areas featuring sleek white flat-panel cabinetry, granite countertops, white subway tile backsplash, and an L-shaped island offering extra prep space, storage, and an elevated ledge perfect for casual dining. From the living area, step out to a spacious private balcony, ideal for enjoying sunsets or cityscape views. Just off the main living area, a bright secondary bedroom currently modified as a den connects to a cheater ensuite bathroom. Primary bedroom suite provides a serene escape with its own spa like ensuite bathroom & ample closet storage. Both bedrooms share access to a second private balcony, perfect for a morning coffee or taking in fresh air. Convenient in-unit laundry for everyday ease.



ByWard Market

Located in Ottawa's iconic ByWard Market, this condo offers unbeatable access to everything the city has to offer. Enjoy a vibrant mix of restaurants, cafés, boutiques & local shops, along with easy access to cultural attractions, Rideau Canal, NAC, Ottawa University and mass transit all just steps from your door.

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, wine fridge
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, wall mounted TV x 2, bed frame & mattress in primary bedroom

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$175/month
- Hot Water Heater, rental (Reliance)
- Property taxes: \$6,264/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.

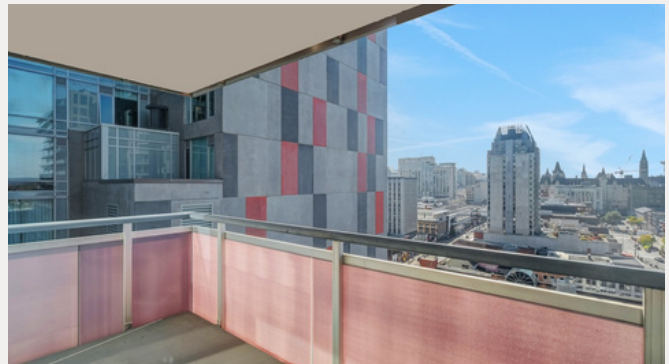


Stylish Condo

- Set in the heart of Ottawa's iconic ByWard Market
- Stylish condo that blends contemporary design with everyday comfort
- Modern yet inviting feel
- Welcoming foyer with dark tile flooring and plenty of closet space
- Rich deep-toned hardwood floors throughout
- Floor-to-ceiling windows that flood the space with natural light & offer stunning views over the ByWard Market and Parliament Hill
- Open dining & living areas
- Timeless kitchen
 - Sleek white flat-panel cabinetry
 - Granite countertops
 - White subway tile backsplash
 - L-shaped island offering extra prep space, storage, and an elevated ledge perfect for casual dining

Contemporary Design

- From the living area, step out to a spacious private balcony
 - Ideal for enjoying sunsets or cityscape views
- Bright secondary bedroom currently modified as a den connects to a stylish cheater ensuite bathroom with shower & tub combination - accessible from both the bedroom & the main hallway
- Primary bedroom suite provides a serene escape
 - Ensuite bathroom featuring a shower with marble-style tiles, white vanity, black countertop & gold hardware
- Both bedrooms share access to a second private balcony, perfect for a morning coffee or taking in fresh air
- Convenient in-unit laundry for everyday ease



Condo Fee & Inclusions

- Managed by Urban Community Condo Management
 - info@uccm.ca
 - 613-738-4646
- Fee approximately \$1,015/month
- Fee includes:
 - Building insurance
 - Water/wastewater
- Status Certificate on file and available upon request

Parking & Storage

- 1 Heated underground parking space
 - Level B2 - #90
- Storage locker:
 - #17W
 - Located across the hall from Condo Unit

Condo Amenities

- Elevator
- Exercise centre
- Indoor pool
- Sauna
- Guest suites
- Rooftop deck/garden
- 24h security
- Concierge



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

Natalie McGuire

Sales Representative

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

