



*For Sale*

# #301 - 457 McLeod Street

 Centretown

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Urban convenience and quiet residential living come together effortlessly at this bright corner-unit condo in the heart of Centretown. Set within a beautifully maintained low-rise building with beautifully landscaped grounds, this residence offers a serene take on downtown condo living - all just moments from the city's best restaurants, cafés, shops & everyday amenities. Inside, the open-concept layout feels airy and elevated - light birch hardwood floors, complemented by neutral grey walls, recessed lighting, 9-foot ceilings and expansive windows on both the south & west sides. Foyer opens into a thoughtfully designed kitchen featuring a peninsula with overhang seating, extensive floor-to-ceiling cabinetry, including a full-height pantry bay offering exceptional storage. Dining area offers an easy and functional flow for both everyday living & entertaining. Living room is generously sized and anchored by a gas fireplace, while stunning floor-to-ceiling windows frame mature greenery & neighbourhood views. Sliding doors lead to a covered south-facing balcony spanning nearly 17 ft, complete with a natural gas BBQ hookup. Both bedrooms offer comfortable proportions, including a spacious primary suite complete with a walk-in closet & private ensuite bathroom. In-unit laundry, underground parking, and a dedicated storage locker deliver practical comforts & everyday convenience.



# Centretown

Situated in well-connected Centretown - cafés, bars, fitness studios, grocery stores & dining along Bank & Elgin Street + nearby Glebe. Rideau Canal pathways, Parliament Hill, Lansdowne and countless green spaces close by, creating an ideal balance between urban energy & outdoor living. Quick access to transit, bike routes and downtown employers, this location stands out for its convenience and long-term lifestyle appeal.

## Inclusions

- Kitchen appliances: refrigerator (2020), stove (2018), dishwasher (2007), microwave/hoodfan (2007)
- Washer & dryer (2024), all light fixtures attached to ceiling, window blinds, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, natural gas BBQ, external natural gas hookup

## Approximate Costs

- Natural gas (Enbridge): \$58/month
- Electricity (Hydro Ottawa): \$74/month
- Property taxes \$5,063/2025

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.



## Corner-Unit Condo

- Bright corner-unit condo
- Built by Domicile, 2007
  - The Dwell model
- Set within a beautifully maintained low-rise building
  - Welcoming atmosphere
  - Beautifully landscaped grounds
  - Refined & serene take on downtown condo living
  - Moments from the city's best restaurants, cafés, shops & everyday amenities
- Inside, the open-concept layout feels airy & elevated
- Light birch hardwood floors throughout
- Neutral grey walls
- Recessed lighting
- Smooth 9-foot ceilings
- Expansive windows on both the south & west sides
- Tons of natural light
- Foyer opens to the kitchen
- Thoughtfully designed kitchen
  - Peninsula with overhang seating
  - Extensive floor-to-ceiling cabinetry
  - Full-height pantry bay offering exceptional storage

## Open-Concept Layout

- Dining area offering an easy & functional flow for both everyday living & entertaining
- Generously sized living room
  - Anchored by a gas fireplace
  - Stunning floor-to-ceiling windows frame mature greenery & open neighbourhood views
  - Sliding doors lead to covered Balcony
- Covered balcony
  - South-facing
  - Spanning nearly 17 ft
  - Complete with a natural gas BBQ hookup
  - Surrounded by mature trees offering a surprising sense of privacy
- Both bedrooms offer comfortable proportions
  - Spacious primary suite complete with a walk-in closet & private ensuite bathroom
- In-unit laundry
- Underground parking
- Storage locker



## Condo Fee & Inclusions

- CMG Condominium Management Group
  - 613-237-9519 Ext. 121
- Fee approximately: \$748/month
- Fee includes:
  - Building insurance
  - Reserve fund
  - Cleaner
  - Water/wastewater
  - Management fee
  - Snow removal
- Status Certificate on order and available upon request

## Condo Amenities

- Elevator
- Bike storage
- Pets - Permitted with restrictions

### Parking & Storage

- Parking Space:
  - #18
    - Underground
- Storage locker:
  - #11
    - First floor



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

**Natalie McGuire**

Sales Representative

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