

## ROOM DIMENSIONS

### Main Level:

Living Room (3.55m x 4.19m)

Kitchen (2.85m x 2.15m)

Dining Room (3.3m x 1.95m)

Primary Bedroom (2.99m x 3.6m)

4 Piece Bathroom (2.69m x 1.5m)

Laundry (1.71m x 1.53m)

## Property Features

- 1-bedroom, 1-bathroom condo in Old Ottawa South
- Bright, open-concept layout
- Gas fireplace in the living room
- Juliet balcony with views of Bank Street
- Granite countertops in the kitchen
- Ample kitchen storage
- 1 underground parking spot
- Steps from shops, cafes, and restaurants on Bank Street
- Close to Lansdowne Park and the canal
- New hardwood floors (2020)
- New washer and dryer (2021)
- New HVAC system (2023)
- Freshly painted (2023)



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All dimensions are approximate.



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302-6 Grove Avenue

The Glebe

• Ottawa



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## Trendy One-Bedroom Condo in the Heart of Old Ottawa South!

OTTAWA, ONTARIO  
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Trendy and stylish 1-bedroom, 1-bathroom condo in the heart of Old Ottawa South! This bright, open-concept unit features a gas fireplace in the living room and a charming Juliet balcony overlooking vibrant Bank Street. The functional kitchen offers granite countertops and ample storage. Enjoy the convenience of 1 underground parking spot, making city living a breeze. Steps from Bank Streets shops, cafes, and restaurants, and close to Lansdowne Park and the canal. Perfect for professionals, first-time buyers, or investors. Don't miss this exceptional opportunity in one of Ottawas most sought-after neighborhoods!

**PRICE** \$395,000  
**HEATING** Forced Air/Natural Gas  
**COOLING** Central Air  
**PROPERTY TAXES** \$3127.92/2024

**INCLUSIONS** Microwave/Hood fan, Stove, Dishwasher, Refrigerator, Washer, Dryer  
**POSSESSION** TBD - Immediate  
**CONDO FEE** \$623/Month