

\$1,475,000 - A - 239 Fairmont Avenue, Ottawa

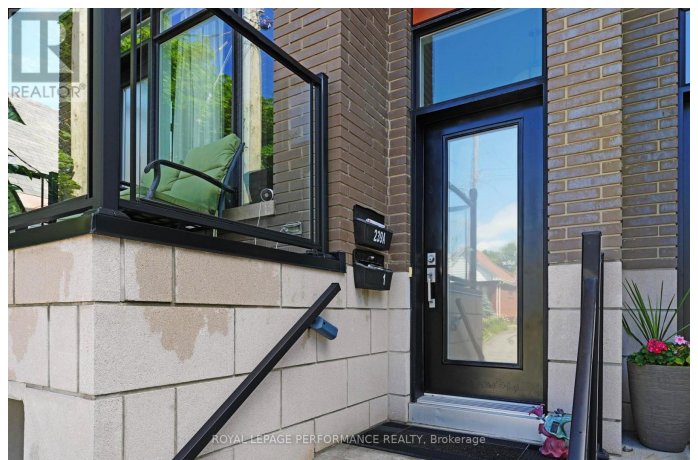
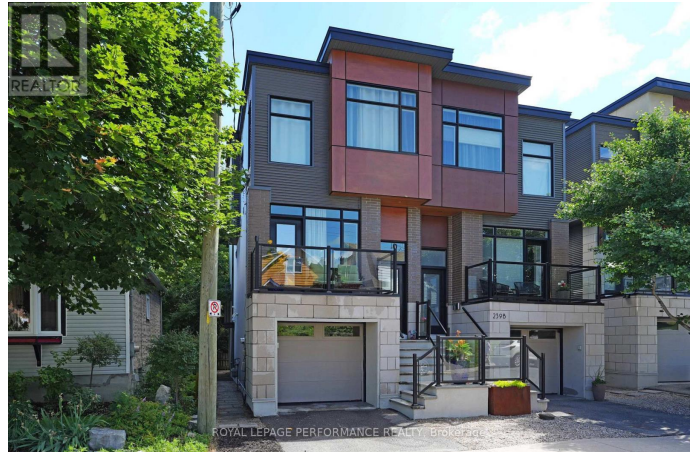
MLS® #X12299472

\$1,475,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

4504 - Civic Hospital, Ottawa, Ontario

Experience contemporary urban living in this stunning semi-detached home, ideally located between the sought-after neighborhoods of Civic Hospital and Hintonburg. Crafted by renowned builder Gallivan Developments, this sun-drenched 3-bedroom, 4-bathroom residence offers over 2,230 sq ft of refined living space. Step inside to discover a thoughtfully designed open-concept floor plan featuring a stylish island kitchen with granite countertops and high-end appliances. Natural maple hardwood floors flow throughout, complemented by striking architectural details including open staircases, glass walls, and brushed steel railings. Enjoy the outdoors from any of the three private balconies-including a rooftop retreat perfect for entertaining, unwinding and taking in the sunsets or Canada Day fireworks. Soaring 9-ft ceilings, a cozy gas fireplace, and indoor garage parking further elevate this homes appeal. Bonus: a legal accessory dwelling with separate exterior access currently generates \$1,400/month from a single tenant. Alternatively, it can be seamlessly reintegrated into the main home as an expansive recreation or media room. Steps away from amazing Princess Margriet park where you can walk the dog and play pickleball! (id:6289)



Essential Information

Listing # X12299472

Price	\$1,475,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	A - 239 Fairmont Avenue
Subdivision	4504 - Civic Hospital
City	Ottawa
Province	Ontario
Postal Code	K1Y1X8

Amenities

Amenities	Fireplace(s)
Features	Carpet Free
Parking Spaces	2
Parking	Attached Garage, Garage, Inside Entry, Tandem
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter
Heating	Natural gas Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	3

Exterior

Exterior	Concrete, Steel
Lot Description	20 x 83.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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Listing information last updated on October 15th, 2025 at 10:31am PDT