

\$649,500 - 1408 - 160 Macdonell Street, Guelph (downtown)

MLS® #X12406320

\$649,500

2 Bedroom, 1.00 Bathroom,
Single Family

Downtown, Guelph (downtown), Ontario

Step into Suite 1408, where thoughtful design and modern finishes create a space that feels instantly inviting. The entryway offers a convenient closet to tuck away coats before leading you into the heart of the home. To the left, a stylish open kitchen awaits bright white cabinetry, sleek grey tile underfoot, striking black granite counters, and stainless steel appliances set the tone for both function and sophistication. From here, the dining and living area flows seamlessly, highlighted by a cozy fireplace and direct access to a private balcony with panoramic city views and unforgettable sunsets. Engineered hardwood ties the space together, with tile reserved for the entry and kitchen. The suite offers a spacious bedroom with a walk-in closet and a flexible second room perfect as a home office, media nook, or guest bedroom. The four-piece bath includes a shower-tub combo and excellent storage, while an in-suite laundry room keeps daily life organized and out of sight. Beyond the suite, residents enjoy exclusive access to The River Club, a 12,000 sq. ft. amenity space designed for both relaxation and community. Stay active in the fully equipped gym, unwind in the library, or gather with friends in the lounge with its bar, billiards, and card tables. A guest suite, reservable kitchen/lounge, and a spectacular 4th-floor terrace with raised gardens, BBQs, and gazebos elevate the lifestyle even further. Suite 1408 also comes with a private locker on



the 15th floor and one ideally located parking space set to include an EV charging station just steps from the elevator. The location is as convenient as it is vibrant. Positioned right by the Quebec Street Mall entrance, you'll have shops, cafes, pubs, and restaurants at your doorstep, plus easy access to the Farmers Market, Sleeman Centre, and River Run Centre. Across the street, the Downtown Trail offers scenic walks or bike rides along the Speed River, and the GO Station and Transit Hub are only a short stroll away. (id:6289)

Essential Information

Listing #	X12406320
Price	\$649,500
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1408 - 160 Macdonell Street
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H0A9

Amenities

Amenities	Exercise Centre, Party Room, Fireplace(s), Storage - Locker
Features	Elevator, Balcony, Carpet Free, In suite Laundry, Guest Suite
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning

Fireplace Yes

of Fireplaces 1

Exterior

Exterior Concrete

Listing Details

Listing Office Coldwell Banker Neumann Real Estate



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