

\$409,900 - 504 - 222 Guigues Avenue, Ottawa

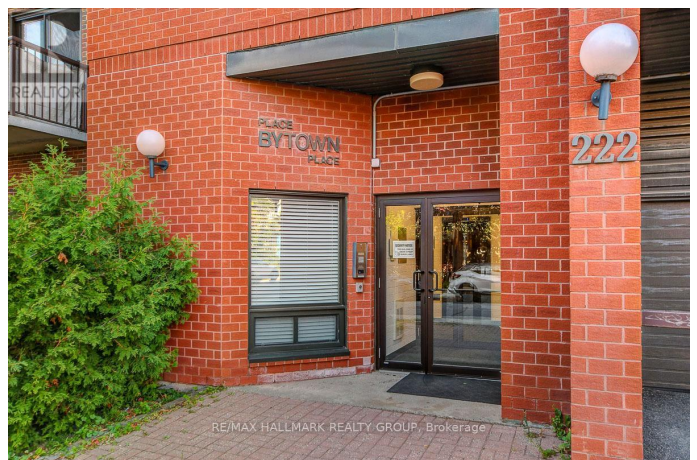
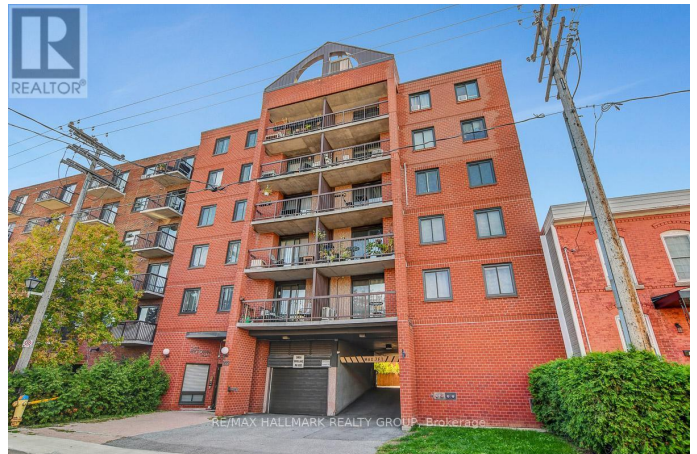
MLS® #X12447327

\$409,900

2 Bedroom, 1.00 Bathroom,
Single Family

4001 - Lower Town/Byward Market, Ottawa,
Ontario

Welcome to unit 504 at 222 Guigues Avenue, a boutique-style condo in the heart of Ottawa's historic Lower Town. This bright and well-designed 2-bedroom, 1-bathroom unit offers 863 sq.ft. of thoughtfully laid out living space, perfect for professionals, first-time buyers, or downsizers who want to enjoy all the vibrancy of downtown living without sacrificing comfort. Step inside to an inviting floor plan. The updated kitchen features granite countertops, a subway tile backsplash, stainless steel appliances, and a large breakfast bar that opens to the dining and living areas. Hardwood flooring flows throughout, while the wood-burning fireplace adds warmth and character. Patio doors lead to a private balcony with city views; perfect for morning coffee or unwinding after work. The primary bedroom is generously sized with great closet space, while the second bedroom works perfectly as a home office or guest room. The full bathroom has been updated and offers clever storage, and the convenience of an in-unit laundry room making daily life easy. Neutral paint enhances the natural light throughout. Residents enjoy access to a rooftop terrace with panoramic views of Parliament and the city skyline, ideal for entertaining or enjoying summer evenings. This unit also includes one underground parking space and a storage locker. The location is unmatched: tucked away on a quiet cul-de-sac yet just steps from the ByWard



Market, Global Affairs, the National Arts Centre, art galleries, shops, restaurants, cafes, and transit. Outdoor enthusiasts will love the proximity to the Ottawa River, Gatineau Park, and bike/walking paths. Quick access to Highway 417 makes commuting a breeze. Move-in ready and full of charm, this condo offers the perfect mix of location, lifestyle, and value. (id:6289)

Essential Information

Listing #	X12447327
Price	\$409,900
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	504 - 222 Guigues Avenue
Subdivision	4001 - Lower Town/Byward Market
City	Ottawa
Province	Ontario
Postal Code	K1N5J2

Amenities

Amenities	Fireplace(s), Storage - Locker
Features	Elevator, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	City view

Interior

Appliances	Garage door opener remote(s), Blinds, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes

of Fireplaces 1

Exterior

Exterior Brick

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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