

\$417,500 - 313 - 205 Bolton Street, Ottawa

MLS® #X12450147

\$417,500

1 Bedroom, 1.00 Bathroom,
Single Family

4001 - Lower Town/Byward Market, Ottawa,
Ontario

Welcome to Sussex Square, where sophistication meets lifestyle in the most tranquil part of Lowertown. Surrounded by embassies, green spaces, and the historic charm of old Bytown, this exceptionally managed building offers a rare opportunity to live in one of the city's most desirable locations. Just minutes by foot to the Rideau Centre, Global Affairs Canada, New Edinburgh's Stanley Park, and the banks of both the Ottawa and Rideau Rivers, the convenience is unparalleled. 205 Bolton makes a striking impression with its high curb appeal and beautifully maintained grounds, including a serene water feature and inviting common spaces. Residents enjoy access to a refined main lobby, a welcoming social lounge with kitchen and patio, a rooftop terrace with barbecues and sweeping views of Parliament Hill, as well as a top-tier fitness centre. With three elevators, secure underground parking, well-lit locker rooms, bike storage, and thoughtful building management, every detail has been considered to elevate the experience of home. This particular one-bedroom has oversized windows, soaring nine-foot ceilings, and one of the most appealing layouts in the building with 760 sq ft as per builder plans (Arcadia model). The private balcony is a perfect retreat, while the spacious primary living area has room for home office or creative space. The modern kitchen is accented with granite counters and blends



seamlessly with the open living area, complete with hardwood floors, and in-suite laundry. The home also includes an oversized underground parking space and a dedicated storage locker for added convenience. With heat and water included in the monthly maintenance fees and the status certificate already ordered, this residence presents a turn-key opportunity to embrace the best of downtown living in an elegant and well-appointed setting. New stove and dishwasher w fresh paint. Extraordinarily clean and tidy... Parking space #88. Locker #A-171. (id:6289)

Essential Information

Listing #	X12450147
Price	\$417,500
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	313 - 205 Bolton Street
Subdivision	4001 - Lower Town/Byward Market
City	Ottawa
Province	Ontario
Postal Code	K1N1K7

Amenities

Amenities	Storage - Locker
Features	Balcony
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick
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Listing Details

Listing Office	ENGEL & VOLKERS OTTAWA
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