

\$1,050,000 - A & B - 116 Cambridge Street N, Ottawa

MLS® #X12480825

\$1,050,000

5 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

4204 - West Centre Town, Ottawa, Ontario

A rare opportunity in the heart of Ottawa - A duplex that's two full homes front to back semi-detached on one property designed for unique urban living or investment flexibility. Tenants would love to stay, so keep it as a rental property or consider other options such as multigenerational, owner occupy etc. Unit A (month-to-month \$1754.34+ Utilities), the original home, beautifully restored in approximately 2005, blends historic charm with modern comfort. Featuring 2 bedrooms and 2 full baths, it offers a warm and inviting layout with hardwood floors, a modernized kitchen, and updated bathrooms. Unit B (month-month \$2836.69+ Utilities), constructed in 2005, brings a striking contrast with its light-filled, three-story design. Offering 3 bedrooms and 3 baths, it showcases contemporary finishes, hardwood flooring, wide tread maple stairs, a sleek kitchen, and private access to the backyard retreat. This home also includes a one-car garage and laneway parking for up to 3 cars for added convenience. Both homes are currently tenanted month-to-month, providing flexibility for investors or owner-occupiers alike. The property benefits from Cambridge North's recently completed streetscape renewal, with one-way access to Somerset and a winding, park-like front yard that enhances the curb appeal. This is more than just a home; it's a versatile package with income potential, modern comforts, and urban convenience in one of Ottawa's most dynamic neighborhoods- Centretown West. Incredible



walkability to all of your favourite places, start with your morning coffee at Drip House and work your way up! 48 Hours notice for showings (id:6289)

Essential Information

Listing #	X12480825
Price	\$1,050,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	A & B - 116 Cambridge Street N
Subdivision	4204 - West Centre Town
City	Ottawa
Province	Ontario
Postal Code	K1R7A7

Amenities

Amenities	Fireplace(s), Separate Electricity Meters
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water meter, All
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick, Vinyl siding
Lot Description	33 x 99 FT

Foundation

Stone, Concrete

Listing Details

Listing Office

ENGEL & VOLKERS OTTAWA



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