



# 3360 Southgate Road #1803, Ottawa, Ontario K1V 9A6

Condominium • Apartment • Beds: 1 • Baths: 1 • MLS®: X11950563

Taxes: \$1,789 / 2024 • Condo Fee: \$552.44 / Month

**\$249,900**



## PROPERTY DESCRIPTION

Rare one-bedroom condo with a panoramic view! Refinished parquet floors. Professionally installed marble click-tile flooring in kitchen. Kitchen includes 4 appliances + a stainless steel over-the-range microwave. In-unit laundry. Climate control provided by a Friedrich heat pump with A/C and a Convectair heating system. Custom see-through roll-up blinds in the living/dining rooms. Windows updated in 2016. The bathroom was refreshed in 2015 with new tile surround and flooring. Condo fees include heat, hydro, and water. Amenities include outdoor pool, party room, workshop, saunas, and guest suites. Storage locker + garage parking also included. Located near South Keys Mall, LRT, schools, and churches.



View virtual tour at [VISUAL4SALE.COM](http://VISUAL4SALE.COM) Enter V4S# 353386



**James Kenny**  
Sales Representative  
**613-596-5353**

**Direct Cell Number:**  
**613-614-8685**

[jameskenny@remaxottawa.com](mailto:jameskenny@remaxottawa.com)  
[www.teamkenny.ca](http://www.teamkenny.ca)



**Remax Hallmark Realty Group (Ottawa)**  
2255 Carling Ave #204, Ottawa K2B 7Z5



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions. Not intended to solicit those under agency contract.