

ROOM DIMENSIONS

Main Level

Foyer: 5.38 ft x 10.27 ft

Kitchen: 7.97 ft x 13.48 ft

Dining Room: 7.97 ft x 13.48 ft

Living Room: 12.14 ft x 12.66 ft

Bedroom: 13.97 ft x 9.35 ft

Bedroom 2: 10.37 ft x 10.24 ft

Powder Room (2 Pc Bath): 4.10 ft x 2.53 ft

Basement

Bathroom (4 Pc Bath): 5.31 ft x 8.04 ft

Second Level

Kitchen: 10.99 ft x 6.92 ft

Bedroom 3: 11.98 ft x 9.71 ft

Living Room: 12.70 ft x 14.96 ft

Bathroom (4 Pc Bath): 5.64 ft x 5.64 ft

PROPERTY FEATURES

- Configured as two self-contained units with shared front foyer with private entrances for each unit

Main-Floor Unit (2-Bedroom):

- Bright, open layout
- In-unit laundry
- Dishwasher
- Direct access to private backyard
- Basement storage with approx. 2m ceilings
- Updated flooring (2021)
- Dedicated outdoor parking space

Upper Unit (1-Bedroom):

- Filled with natural light
- Private balcony
- In-unit laundry
- Updated flooring (2018)
- Fully renovated kitchen and bathroom (2020)

Major Updates & Upgrades:

- Flat roof membrane installed in 2021 (15-year workmanship & 25-year manufacturer warranty)
- Rear extension fully rebuilt on new foundation (2009)
- New front porch (2016)
- Brand-new back deck (2024)



253 Arlington Avenue

Centretown, Ottawa

Jennifer Stewart, Broker · Engel & Völkers Ottawa, Brokerage
Licensee of Engel & Völkers Canada Inc.
787 Bank Street, 2nd floor · Ottawa · ON, K1S 3V5
Office: 613-795-9793 · jen@dianeandjen.com
dianeandjen.com

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All dimensions are approximate.





Charming Semi-Detached Home with Two Fully-Equipped Units in the Heart of Centretown

OTTAWA, ONTARIO
CONTACT JENNIFER STEWART, BROKER,
ENGEL & VÖLKERS OTTAWA
TELEPHONE 613-795-9793
E-MAIL JEN@DIANEANDJEN.COM

Tucked away in the heart of Centretown, this beautiful semi-detached home is full of charm and smart potential. Currently set up as two separate apartments, it's a great fit whether you're looking to invest, live in one unit and rent the other, or share with family. Step into the shared front foyer, where each unit has its own private entrance. The main-floor unit is a bright 2-bedroom with in-unit laundry, a dishwasher, and direct access to a private backyard. There's also plenty of storage in the basement (with nearly 2m ceilings) and a dedicated parking spot outside. New flooring was installed in 2021, and the layout is both comfortable and practical. Upstairs, the second unit is a cozy 1-bedroom, 1-bath filled with natural light. It features in-unit laundry, updated flooring (circa 2018) and a lovely balcony. The kitchen and bathroom were fully renovated in 2020, giving the space a fresh, modern feel. This home has seen a number of major updates over the years, including a flat roof membrane installed in 2021 (with a 15-year workmanship and 25-year manufacturer warranty), a new front porch in 2016, a brand new back deck in 2024, and a full rebuild of the rear extension on a new foundation in 2009. The location is unbeatable, with a Walk Score of 94 and a Bike Score of 89, you're just steps from cafes, shops, transit, and everything downtown Ottawa has to offer.

PRICE \$725,000
HEATING Natural Gas
POSSESSION Flexible, July

INCLUSIONS 2 stove, 2 fridges, 1 dishwasher, 1 washer, 1 dryer, 1 washer/dryer combo, hot water heater
APPROX. UTILITY COST Hydro: \$99.47, Heating: \$156.71, Water: \$69.15
PROPERTY TAXES \$3,706.86/2024