

ROOM DIMENSIONS

Main Level

Living: 15.49 ft x 9.81 ft

Kitchen: 7.61 ft x 7.61 ft

Foyer: 3.64 ft x 5.97 ft

Dining: 9.84 ft x 9.28 ft

Den: 9.84 ft x 9.28 ft

Bathroom: 7.48 ft x 4.56 ft

Br: 12.11 ft x 9.97 ft

PROPERTY FEATURES

- Open concept living space
- West facing with natural light
- Fully renovated kitchen featuring stylish shaker cupboards, quarts countertops, stainless appliances, & ceramic floor
- Renovated 4- piece bathroom with vanity
- West facing balcony
- Tree-lined common courtyard space features large gazebo & BBQ
- In-unit laundry
- Parking & storage
- Walk Score of 98, Bike Score of 99 and Transit Score of 85



607- 45 Holland Avenue
Tunneys Pasture, Ottawa

Fiona Morrison, Sales Representative · Engel & Völkers Ottawa, Brokerage
Licensee of Engel & Völkers Canada Inc.
787 Bank Street, 2nd floor · Ottawa · ON, K1S 3V5
Office: 613-277-3142 · fiona@dianeandjen.com
dianeandjen.com

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.





Spacious One Bedroom plus den condo in a Prime Location offering Gorgeous Sunsets.

OTTAWA, ONTARIO
CONTACT FIONA MORRISON, SALES
REPRESENTATIVE,
ENGEL & VÖLKERS OTTAWA
TELEPHONE 613-277-3142
E-MAIL FIONA@DIANEANDJEN.COM

Welcome to this beautifully renovated 1-bedroom + den condo in Tunney's Pasture, perfectly located between Westboro and Hintonburg. This west-facing unit is filled with natural light and offers sunset views from a spacious covered balcony—ideal for relaxing or enjoying morning coffee. The open-concept layout includes a modern kitchen with shaker cabinets, quartz countertops, stainless steel appliances, and ceramic flooring. A stylish 4-piece bathroom and custom closets in both the generous bedroom and living area add comfort and storage. Enjoy in-suite laundry, underground parking, and a storage locker. Step outside to a tree-lined courtyard with a gazebo and BBQs, perfect for summer. Just steps from Parkdale Market and the shops, cafés, and restaurants of Westboro and Hintonburg. With the new LRT station at your doorstep, plus a Walk Score of 98, Bike Score of 99, and Transit Score of 85, this sunlit condo offers effortless urban living in one of Ottawa's most vibrant communities.

PRICE \$399,900
HEATING Electric Baseboard
COOLING Central Air
POSSESSION Flexible

INCLUSIONS Refrigerator, stove, dishwasher, washer/ dryer
PARKING 1 underground
Condo fees \$729.00/mth (includes: heat, hydro, water/sewer, building ins, management and maintenance)
PROPERTY TAXES \$3204.93/2025