

# \$480,000 - 63 Arthur Street S Unit# 205, Guelph

MLS® #40777847

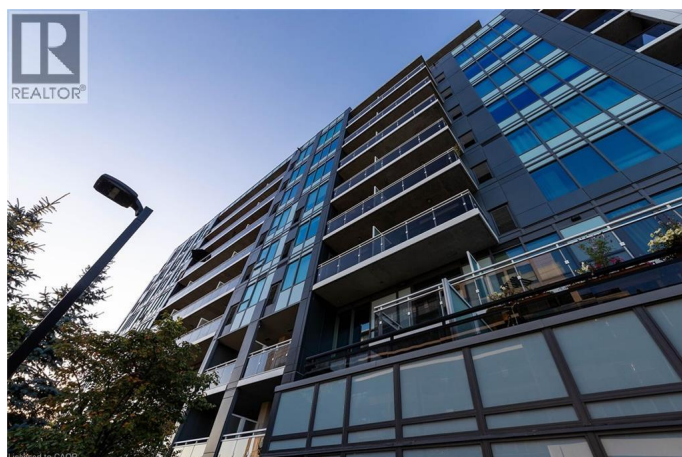
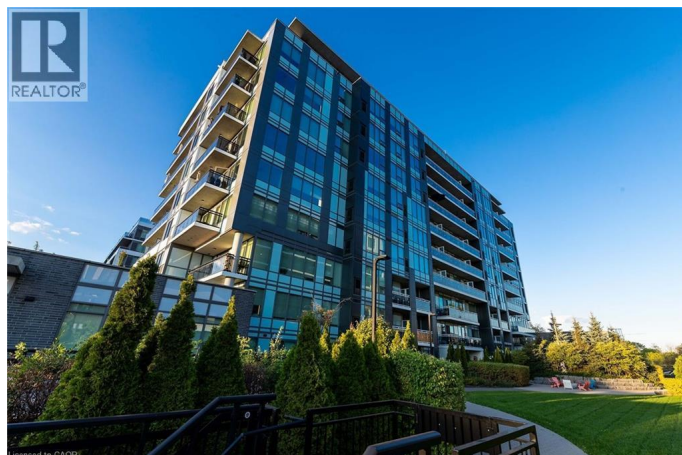
**\$480,000**

1 Bedroom, 1.00 Bathroom, 606 sqft

Single Family on 0.00 Acres

5 - St. Patrick's Ward, Guelph, Ontario

It's not just a condo, it's a lifestyle! This bright 1-bedroom, 1-bathroom suite at The Metalworks in Downtown Guelph offers turnkey urban living with premium amenities. The open-concept layout features large windows, a modern kitchen with quartz countertops and stainless steel appliances, and a spacious living and dining area that flows to a private balcony for morning coffee or evening relaxation. The bedroom has ample closet space, and the full bathroom and in-suite laundry add convenience. The unit includes one parking space with a private bike rack and a storage locker. Residents enjoy a fully equipped fitness centre, a party room with a full kitchen perfect for family gatherings, engagement parties, baby showers, or casual get-togethers, lounges, the Copper Club speakeasy-style lounge, landscaped courtyards with BBQs, fire pits, a bocce ball court, guest suites, a pet spa, concierge service, secure entry, and visitor parking. Steps from fantastic restaurants, cafes, shops, markets, nightlife, River Run Centre events, Friday night Guelph Storm games, and scenic Speed River trails, this home combines convenience with lifestyle. GO Transit, VIA Rail, major roads, and the University of Guelph are easily accessible. Just a short walk away, The Ward Bar at Spring Mill Distillery offers handcrafted cocktails in a historic setting. Built in 2019, The Metalworks blends modern design with historic character, offering one of Guelph's most sought-after downtown



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Built in 2019

### Essential Information

Listing #	40777847
Price	\$480,000
Bedrooms	1
Bathrooms	1.00
Square Footage	606
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium

### Community Information

Address	63 Arthur Street S Unit# 205
Subdivision	5 - St. Patrick's Ward
City	Guelph
Province	Ontario
Postal Code	N1E0A8

### Amenities

Amenities	Hospital, Place of Worship, Schools, Exercise Centre, Guest Suite, Party Room
Features	Southern exposure, Balcony
Parking Spaces	1
Parking	None, Underground
View	Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront on river

### Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Brick, Concrete
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## Listing Details

Listing Office

Keller Williams Home Group Realty, Brokerage



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