

# \$549,900 - 203 - 3099 Carling Avenue, Ottawa

MLS® #X12384554

**\$549,900**

2 Bedroom, 2.00 Bathroom,  
Single Family

7004 - Bayshore, Ottawa, Ontario

Considering downsizing? This will be the condo for you! Welcome to Unit 203 at Commodores Quay. Located at the SouthWest end of the building, this unit has seasonal views of the Ottawa River. At 1440SF, this spacious 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and lifestyle, complete with a private patio and coated windows for your privacy. This well-maintained building is home to a vibrant and social community, with a calendar full of activities including bridge, book club, movie nights, and weekly happy hours. On-site amenities include a saltwater indoor pool, sauna, fitness room, workshop, secure bike storage, car wash (P3 level) and a live-in superintendent for your peace of mind. Outdoor enthusiasts will love having the Western Parkway walking and biking paths quite literally at the back door, with Andrew Haydon Park, Nepean Sailing Club, and Britannia Beach just minutes away. For errands and entertainment, enjoy proximity to Bayshore Shopping Centre, Cineplex Cinemas, and a variety of restaurants and shops all within walking distance. Need to get downtown? The nearby Kichi Zb Mkan Parkway offers a quick and scenic route. Inside, you'll find a bright and efficient kitchen with solid wood soft-close doors, gleaming warm hardwood floors, open-concept living and dining room with a rare gas fireplace, and a large primary suite for full-sized furniture and views of the cherry blossom tree. The elegant



ensuite bathroom, ample closet space. The second large bedroom and full bath make this home ideal for guests or a home office setup. Additional perks include an owned underground parking (P5 #4), steps to the elevator, deeded storage locker (#90), smaller in-unit storage room, Status Certificate on file. Commodores Quay offers a secure, well-managed community with an unbeatable location and a strong sense of connection. Don't miss your chance to downsize without compromise. (id:6289)

**Essential Information**

Listing #	X12384554
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	203 - 3099 Carling Avenue
Subdivision	7004 - Bayshore
City	Ottawa
Province	Ontario
Postal Code	K2H5A6

**Amenities**

Amenities	Ski area, Public Transit, Car Wash, Recreation Centre, Party Room, Fireplace(s), Storage - Locker, Security/Concierge
Features	Wooded area, Elevator, Balcony, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes

Pool                      Indoor pool

**Interior**

Appliances              Intercom, Dishwasher, Dryer, Stove, Washer, Refrigerator  
Heating                  Natural gas Other  
Cooling                   Central air conditioning  
Fireplace                Yes  
# of Fireplaces        1

**Exterior**

Exterior                Brick

**Listing Details**

Listing Office           ROYAL LEPAGE INTEGRITY REALTY



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