

# \$359,900 - 118 - 3100 Carling Avenue, Ottawa

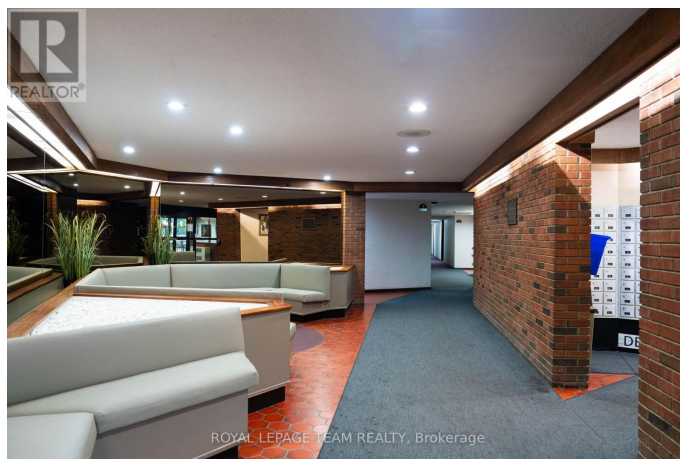
MLS® #X12389116

**\$359,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

7004 - Bayshore, Ottawa, Ontario

Welcome to Unit 118 at 3100 Carling Ave. - a perfect opportunity for first-time buyers, downsizers, or savvy investors. This spacious 3-bedroom, 1.5-bathroom ground-floor, corner unit offers a quiet retreat with a rear-facing view. Step inside to a move-in-ready home featuring brand new kitchen, laminate flooring and a fresh coat of paint. The kitchen and bathrooms have durable tile flooring, making them easy to maintain. Your condo fees are all-inclusive, covering every utility bill so you can enjoy worry-free living. The building's extensive amenities truly set this property apart. Residents have access to a fully equipped party room with a stunning rooftop terrace offering incredible views of the Ottawa River. You'll also find an outdoor pool, sauna, fitness center, workshop, games room, and two guest suites for visitors. Additional conveniences include shared laundry on every floor, a bike room, an indoor car wash, and a picnic area with a BBQ and gazebo. The location is unbeatable. Enjoy a short stroll to the Ottawa River, Andrew Haydon Park, and Bayshore Shopping Centre. With highways just minutes away, you have quick access to medical facilities, pharmacies, cinemas, restaurants, and schools. Don't miss out on this fantastic opportunity! (id:6289)



## Essential Information

Listing # X12389116

Price	\$359,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	118 - 3100 Carling Avenue
Subdivision	7004 - Bayshore
City	Ottawa
Province	Ontario
Postal Code	K2B6J6

### Amenities

Amenities	Public Transit, Park, Recreation Centre, Exercise Centre, Sauna, Storage - Locker
Features	Elevator, Balcony, Carpet Free
Parking Spaces	1
Parking	Garage, Inside Entry, Underground
# of Garages	1
View	River view
Has Pool	Yes
Pool	Outdoor pool

### Interior

Appliances	Hood Fan, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
Basement	Apartment in basement

### Exterior

Exterior	Brick Facing, Concrete
Foundation	Concrete

### Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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