

\$2,650 - 1408 - 160 Macdonell Street, Guelph (downtown)

MLS® #X12404950

\$2,650

2 Bedroom, 1.00 Bathroom,
Single Family

Downtown, Guelph (downtown), Ontario

Welcome to Suite 1408. Step inside and hang your coat in the entryway closet before making your way into the heart of the home. To your left, a sophisticated open-concept kitchen awaits, featuring sleek white cabinetry, smart grey tile flooring, black granite countertops, and stainless steel appliances. The elegant dining and living area offers a cozy fireplace and walk-out access to a spacious, private balcony perfect for soaking in stunning urban views and unforgettable sunsets. Enjoy engineered hardwood throughout, with tile only in the entry and kitchen. The suite features one bedroom with a walk-in closet, plus a versatile second room ideal for a home office, media room, or guest space. The four-piece bathroom offers a comfortable shower-bathtub combo and generous storage. A dedicated laundry room, neatly tucked away, adds convenience without clutter. The building's amenities are exceptional. The River Club, a 12,000 sq. ft. social and recreational facility, includes a fully equipped gym, a peaceful library, and a lounge with a bar, billiards, and card tables. There's also a guest suite available for overnight visitors and a kitchen and lounge that can be reserved for special occasions. In warmer months, the 4th-floor terrace is a true highlight, with raised gardens, gazebos, BBQs, and ample seating. Suite 1408 includes a spacious locker located on the 15th floor and one very convenient parking



spot, which will soon have an EV charger right near the garage entrance and close to the elevator. Location is everything, and this one delivers. Just steps from the Quebec Street Mall side entrance, shops, pubs, restaurants, the Farmers Market, and cultural attractions like the Sleeman Centre and River Run Centre. You're also directly across from the Downtown Trail, ideal for biking, walking, or jogging along the Speed River and just a short walk to the GO Station and Transit Hub. Urban living at its finest, convenient, connected, and effortlessly comfortable. (id:6289)

Essential Information

Listing #	X12404950
Price	\$2,650
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1408 - 160 Macdonell Street
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H0A9

Amenities

Amenities	Fireplace(s), Storage - Locker
Features	Balcony, Carpet Free, In suite Laundry, Guest Suite
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Electric Forced air

Cooling	Central air conditioning
Fireplace	Yes

Exterior

Exterior	Concrete
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Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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