

# \$399,900 - 101 - 800 Mckellar Avenue, Ottawa

MLS® #X12421894

**\$399,900**

2 Bedroom, 1.00 Bathroom,  
Single Family

5103 - Carlingwood, Ottawa, Ontario

This walkout 2-bedroom, 1-bathroom unit offers nearly 1,000 sq. ft. of bright, comfortable living space with a bungalow-like feel - perfect for dog owners or anyone seeking convenient, low-maintenance living. Ideally located, you'll be within walking distance of Carlingwood Mall (Loblaws, Canadian Tire), Fairlawn Plaza (Shoppers Drug Mart, Pet Valu, LCBO), gyms (Altea, Anytime Fitness), parks, excellent schools, and the shops and restaurants of Westboro. Easy access to Highway 417, multiple transit lines, and the upcoming Sherbourne LRT station. Inside, a spacious foyer opens to an airy, open-concept living and dining area filled with natural light from south-facing windows. A moveable electric fireplace adds warmth and charm, while patio doors extend your living space to a private outdoor retreat surrounded by greenery. The kitchen offers ample cabinetry with room for a small table or hutch for added storage. The primary bedroom includes a generous walk-in closet and blackout curtains, while the second bedroom is perfect as a home office, guest room, or child's bedroom. The large bathroom features double sinks, a shower/tub combo, and a linen closet for extra storage. Custom window treatments installed throughout (2022). Additional highlights include in-suite laundry, underground parking, and a storage locker. Don't miss this fantastic opportunity to own a spacious walkout unit in one of Ottawas most sought-after and evolving communities! (id:6289)



## Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12421894          |
| Price     | \$399,900          |
| Bedrooms  | 2                  |
| Bathrooms | 1.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 101 - 800 Mckellar Avenue |
| Subdivision | 5103 - Carlingwood        |
| City        | Ottawa                    |
| Province    | Ontario                   |
| Postal Code | K2A2X5                    |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Fireplace(s), Storage - Locker    |
| Features       | Elevator, In suite Laundry        |
| Parking Spaces | 1                                 |
| Parking        | Garage, Inside Entry, Underground |
| # of Garages   | 1                                 |

## Interior

|           |                            |
|-----------|----------------------------|
| Heating   | Electric Baseboard heaters |
| Cooling   | Central air conditioning   |
| Fireplace | Yes                        |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick           |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ENGEL & VOLKERS OTTAWA |
|----------------|------------------------|



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