

# \$949,000 - 51 Smirle Avenue, Ottawa

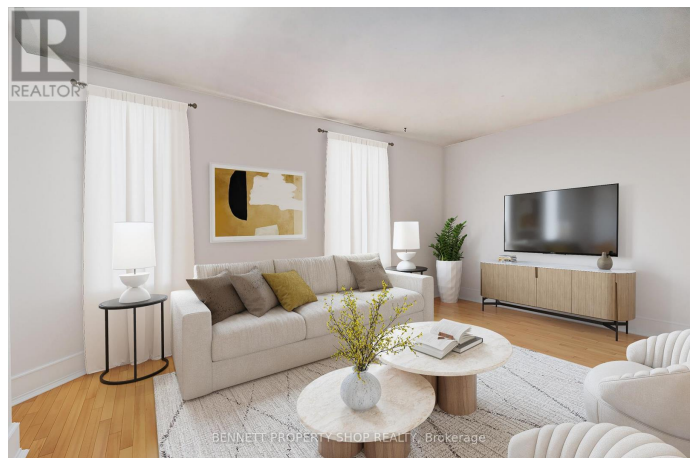
MLS® #X12479355

**\$949,000**

3 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

4302 - Ottawa West, Ottawa, Ontario

Discover the incredible duplex at 51 Smirle Avenue in Ottawa's vibrant Hintonburg an unbeatable location fusing artistic energy with urban convenience. Minutes from downtown, Hintonburg captivates with its eclectic street art, independent galleries, and tight-knit community vibe, making it a hotspot for creatives and families alike. Adjacent Westboro elevates the appeal with its upscale charm, trendy boutiques, and riverside allure, creating a perfect blend of neighborhoods for modern living. Ideal for savvy investors or developers, this property features two separate units brimming with redevelopment promise. Current R3T zoning is in the process of shifting to N4B under Ottawa's new by-law, unlocking options like multi-unit builds, low-rise apartments, or mixed-use projects to maximize value. Buyers must perform their own due diligence. A practical side driveway grants easy access to the expansive backyard, ripe additions, or future builds. Both units share a welcoming front entrance: one generous unit extends over two floors for flexible layouts, while the upper unit claims the third floor for cozy retreats. Hintonburg and Westboro boast top-tier amenities. Families benefit from great schools such as Devonshire Community Public School with strong STEM focus, Connaught Public School emphasizing arts and inclusion, and nearby Elmdale Public School for bilingual programs. Bike enthusiasts love the extensive paths, like the Ottawa River Pathway for leisurely riverside rides, the Trillium Line



multi-use trail for quick commutes, and connections to Westboro's scenic routes along the water. Dining delights abound: savor Hintonburg gems like SuzyQ Doughnuts, Tennessy Willems for wood-fired pizza or Bar Lupulus for craft brews. Steps away in Westboro, indulge at Clocktower Brew Pub, Pure Kitchen or MHK Sushi for fresh rolls. This duplex is a strategic investment in Ottawa's dynamic west end, where the lot's potential meets neighborhood buzz. Some photos are digitally enhanced. (id:6289)

**Essential Information**

|           |              |
|-----------|--------------|
| Listing # | X12479355    |
| Price     | \$949,000    |
| Bedrooms  | 3            |
| Bathrooms | 2.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 51 Smirle Avenue   |
| Subdivision | 4302 - Ottawa West |
| City        | Ottawa             |
| Province    | Ontario            |
| Postal Code | K1Y0S2             |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Hospital, Park, Public Transit, Schools, Separate Electricity Meters |
| Features       | Flat site, Level, Carpet Free                                        |
| Parking Spaces | 3                                                                    |
| Parking        | No Garage                                                            |

**Interior**

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Water Heater, Dryer, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                           |
| Cooling      | Window air conditioner                           |
| # of Stories | 2                                                |

|              |                       |
|--------------|-----------------------|
| Has Basement | Yes                   |
| Basement     | Apartment in basement |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Vinyl siding, Brick       |
| Exterior Features | Landscaped                |
| Lot Description   | 33 x 99 FT under 1/2 acre |
| Foundation        | Block                     |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | BENNETT PROPERTY SHOP REALTY |
|----------------|------------------------------|



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