



1266 KINGSTON AVE



BEDROOMS

3



BATHROOMS

1



PARKING

3



Welcome to 1266 Kingston Ave. Backing directly onto Ottawa's Experimental Farm, this home offers a rare setting where you can enjoy open green space, watch the farm change with the seasons and still be just minutes from downtown. Featuring 3 bedrooms, 1 bathroom and 3 parking spaces, the home is filled with natural light thanks to its ideal orientation and thoughtful layout.

The main level flows seamlessly from the updated kitchen into bright, inviting living spaces, while the finished basement provides extra room for a home office, recreation or guests. Recent upgrades include a new roof and a new deck, creating the perfect space for outdoor entertaining or peaceful evenings.

From your doorstep, you can walk or bike to the Arboretum, Dow's Lake and Preston Street, or hop on nearby paths for a quick ride anywhere in the city. Local favourites like Casa Mexico and Shaan Curry House, along with convenient shopping at Shoppers, Loblaws and Walmart Supercentre, are all just minutes away.

Whether you're drawn to the charm of the quiet street, the beauty of the surrounding green space or the convenience of being close to transit, the airport and major routes, 1266 Kingston Ave delivers a lifestyle that is truly unique in Ottawa.



DIMENSIONS

living room	16'11" x 12'11"
dining room	11' x 9'10"
kitchen	11' x 9'11"
primary bedroom	13'3" x 9'7"
bedroom	13'3" x 7'2"
bedroom	12' x 8'2"
4pc bathroom	8'1" x 4'10"
family room	16'6" x 12'
utility room	18'8" x 10'5"

PROPERTY TAXES

\$ 4,292.44 - 2025

RENTAL EQUIPMENT

hot water heater: ~\$62/mo

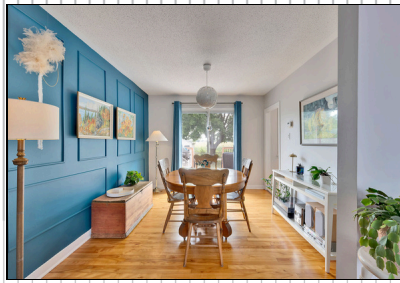
security system: ~\$33/mo

+ INCLUSIONS

fridge, stove, dishwasher, microwave, washer, dryer, hood fan, A/C

- EXCLUSIONS

drapes



THE AREA

Central Park



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Central Park is a vibrant community located in Ottawa West between Merivale Road and Clyde Avenue. A bicycle path runs through the neighbourhood and nearby public transportation easily connects the area to downtown, the University of Ottawa, the Central Experimental Farm, Little Italy and the Ottawa River Parkway.

Central Park has a very active and friendly community association that organizes social and community activities like a gardening club, sports days and an annual garage sale. Central Park stands out for its blend of quiet residential streets, vibrant social calendar, expansive parks and connectivity to Ottawa's major urban amenities, making it a sought-after community for families, professionals and active individuals alike

SCHOOLS

- TURNBULL SCHOOL
- W.E. GOWLING P.S.
- ST. ELIZABETH E.S.
- ST. PIUS X H.S.
- NOTRE DAME H.S.

SHOPPING

- LOBLAWS
- WALMART SUPERCENTRE
- PET VALU
- FOOD BASICS
- SHOPPERS DRUG MART

ATTRACTIONS

- DOMINION ARBORETUM
- EXPERIMENTAL FARM
- ALEXANDER COMMUNITY CENTRE
- CARLINGTON RECREATION CENTRE
- CARLINGTON PARK

