



1107-200 BESSERER ST.



BEDROOMS

1+den



BATHROOMS

1



PARKING

1



Step into bright, urban living in this beautifully refreshed one bedroom plus den condo in the heart of downtown Ottawa. Located within the welcoming Galleria building, this unit features an open-concept living and dining area bathed in natural light, with a seamless walkout to a private balcony perfect for morning coffee or relaxing after a long day. The versatile den provides a flexible space to suite your lifestyle, whether you need a home office, a second bedroom or a cozy TV nook.

The spacious, sun-filled bedroom boasts two closets and access to a stylish three piece cheater ensuite bathroom. Freshly painted walls and brand new carpeting give the space a clean and modern feel, while in-unit laundry adds everyday convenience. The condo also includes underground parking and a storage locker.

Enjoy the best of urban amenities in this modern building, featuring an indoor pool, fitness centre and sauna. Step outside and you're moments from the ByWard Market, Rideau Centre, Ottawa University and public transit options. Everyday essentials and entertainment are right at your doorstep, with nearby grocery stores, shopping, vibrant nightlife and the scenic Rideau Canal. Outdoor lovers will appreciate the quick drive across the river to Gatineau Park for year-round activities like hiking, biking and skiing.

This move-in ready condo blends comfort, convenience and downtown charm into an ideal place to call home in the heart of Ottawa.



DIMENSIONS

living/dining room	20'8" x 10'11"
kitchen	8'9" x 8'4"
bedroom	12'7" x 10'11"
den	8'3" x 7'10"
3pc bathroom	9'1" x 5'11"

INCLUSIONS

fridge, stove, dishwasher, microwave, window coverings

EXCLUSIONS

none

PARKING SPOT

#21 on level P3

BUILDING AMENITIES

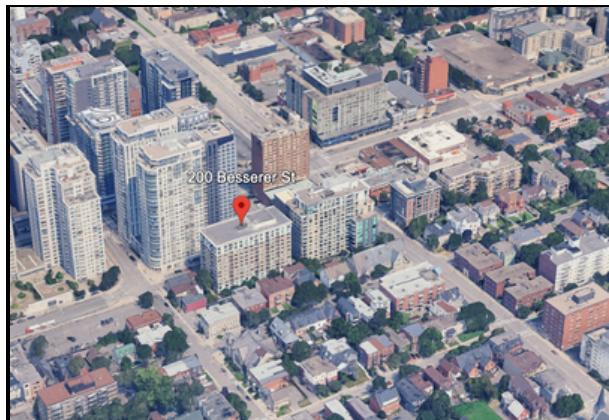
swimming pool, sauna, fitness centre

STORAGE LOCKER

#47-48 on S4

TENANT PAYS

hydro, internet, cable



THE AREA

Sandy Hill



Located just south of the ByWard Market, Sandy Hill is bordered by the Rideau River, Rideau Canal and the Queensway and is one of Ottawa's most historic and diverse neighbourhoods. The majority of homes in this community were built between 1900 and 1950, with many of the larger homes of the early 1900's along the Rideau River having since been converted into international embassies.

Sandy Hill is brimming with recreational opportunities for its residents. There are baseball diamonds, basketball courts, sports fields, an outdoor rink and a tennis court for the sports enthusiasts. Play structures, outdoor wading pools, a sledding hill, and a splash pad all offer fun for families and the younger residents of the neighbourhood. The green thumbed residents can take advantage of the two large community gardens.

Being only minutes from Parliament Hill, the Byward Market, OC Transpo stations, the 417 and the University of Ottawa makes Sandy Hill a very walkable and accessible neighbourhood and an extremely central and convenient place to live.



RESTAURANTS

- NORCA RESTAURANT & BAR
- NOX EATERY & PUBLIC HOUSE
- CHEZ LUCIEN
- JOEY RIDEAU
- COCOTTE BISTRO
- THE BRIG PUB



ATTRACTI0NS

- RIDEAU SHOPPING CENTRE
- BYWARD MARKET
- PARLIAMENT HILL
- MAJOR'S HILL PARK
- NATIONAL ARTS CENTRE
- KIWEKI POINT