



244 BRISTON PVT.



BEDROOMS

2



BATHROOMS

2



PARKING

1



Welcome to 244 Briston Pvt, located in the desirable family-friendly neighbourhood of Hunt Club Park. This bright, sought-after upper end-unit stacked condo townhome features a fantastic layout with two bedrooms and two bathrooms, including a convenient powder room on the main level and a full bath upstairs.

The thoughtful upper-unit design places both comfortable bedrooms on the top floor, where large windows fill the space with natural light. As an end unit, the open-concept living and dining area enjoys an extra window, creating an even brighter and more inviting atmosphere.

Relax by the cozy wood-burning fireplace, enjoy casual meals in the eat-in kitchen and appreciate the convenience of laundry located on the same level as the bedrooms. Two private balconies, one off the living room and another off the primary bedroom, provide welcoming outdoor spaces that overlook the shared grassy back lawn.

Surrounded by greenery and just minutes from local favourites like Conroy Pit and the shops at South Keys, this quiet community offers easy access to parks, public transit and everyday amenities.



DIMENSIONS

living room	14'1"	x	12'6"
dining room	11'	x	7'2"
kitchen	14'1"	x	9'11"
powder room	4'11"	x	4'11"
primary bedroom	11'11"	x	11'11"
bedroom	11'11"	x	9'11"
full bathroom	7'3"	x	4'11"
laundry room	7'3"	x	6'11"

CONDO FEES

\$389.09/mo - common elements, snow removal, yard maintenance, sewer & water, building insurance

+ INCLUSIONS

fridge, stove, dishwasher, washer, dryer, window coverings

- EXCLUSIONS

none

RENTAL EQUIPMENT

hot water wank: \$62.34 (quarterly)

PROPERTY TAXES

\$ 2,559.85 - 2025

PARKING SPOT

#20



THE AREA

Hunt Club Park



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Hunt Club Park is a welcoming neighbourhood in southeast Ottawa, situated conveniently near the Ottawa International Airport. Known for its peaceful and family-oriented atmosphere, the area features a diverse mix of housing options, including modern single-family homes, townhouses and apartment buildings, making it appealing to a wide range of residents.

Families appreciate the abundance of green spaces, playgrounds and walking paths, as well as several nearby schools that make daily life easy and connected. The neighbourhood's active Hunt Club Park Community Association brings residents together through events throughout the year.

With its close proximity to major routes like Hunt Club Road and the Airport Parkway, residents enjoy quick access to downtown Ottawa, shopping centres and recreational facilities.



SCHOOLS

- ROBERT BATEMAN P.S.
- ST. MARGUERITE D'YOUVILLE E.S.
- ROBERTA BONDAR P.S.
- L.É.É.C. SAINTE-BERNADETTE
- CANTERBURY H.S.
- RIDGEMEONT H.S.
- ST. PATRICK'S H.S.



RESTAURANTS

- SOUTHSIDE TAP & GRILL
- STACKED SMOKED MEAT & GRILL
- MARCELLO'S
- BOSTON PIZZA
- KS ON THE KEYS



ATTRACTIONS

- CALZAVARA FAMILY PARK
- CONROY PIT DOG PARK
- PINE GROVE TRAIL
- OTTAWA PUBLIC LIBRARY
- DIANE DEANS GREENBORO COMMUNITY CENTRE