



# 208-6 TERRACE DR.



 BEDROOMS	 BATHROOMS	 PARKING
<b>2</b>	<b>3</b>	<b>1</b>



Step into this inviting two-level upper unit set in the peaceful, tree-lined setting of Westcliffe Estates. The main floor features a bright and spacious kitchen complete with a full pantry offering convenient storage and in-unit laundry. The open dining and living area is warmed by a charming wood-burning fireplace, creating an inviting space to relax with family or entertain friends. From the dining area, step onto a shady and private balcony surrounded by evergreen trees that bring a calming touch of nature to your days. A convenient powder room completes the thoughtful layout of the main level.

Upstairs, the large primary bedroom easily accommodates a king-size bed and features a spacious walk-in closet along with a comfortable three-piece ensuite bathroom. The second level also includes another spacious bedroom, a full main bath and a versatile walk-in storage closet, offering plenty of flexibility for hobbies, a home office or room for guests.

This well-maintained home is surrounded by daily amenities with restaurants, shops, schools and NCC trails all within easy reach. Convenient access to public transit connects you quickly to downtown Ottawa, while nearby Highway 417 makes commuting simple. Experience living in a friendly community while staying connected to everything you need.

**DIMENSIONS**

living/dining room	19'6" x 13'6"
kitchen	12'2" x 9'1"
laundry/pantry	9'1" x 4'11"
powder room	5'8" x 4'11"
primary bedroom	16'11" x 10'5"
3 piece ensuite	6'11" x 5'9"
walk-in closet	6'5" x 5'8"
bedroom	12' x 8'9"
full bathroom	7'6" x 5'9"
storage closet	5'9" x 2'10"

**+ INCLUSIONS**  
fridge, stove, dishwasher, microwave, washer, dryer

**- EXCLUSIONS**  
none

**P PARKING SPOT**  
#20

**CONDO FEES**  
\$568.31/monthly - chimney maintenance, dryer maintenance, snow removal, tree & yard maintenance, water, balconies and fences.

**PROPERTY TAXES**  
\$ 2,070.13 - 2025

**AVERAGE MONTHLY COSTS**  
hydro: \$125  
hot water tank rental: \$60

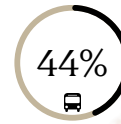


# THE AREA

## Westcliffe Estates



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Tucked away in Ottawa's west end, Westcliffe Estates offers a unique blend of community and convenience. Developed in 1969, this neighbourhood in Bells Corners is known for its diverse range of homes from classic single-family houses and semi-detached homes to freehold and condominium townhomes and stacked homes. The area also features multi-storey housing complexes, seniors' residences and co-operative housing, making it accessible and welcoming for a variety of residents.

What truly sets Westcliffe Estates apart is its proximity to nature. Residents enjoy direct access to the NCC trails and the Trans Canada Trail, perfect for walking, running and cycling. The neighbourhood's quiet streets and green spaces foster a peaceful atmosphere, while still being just minutes from the amenities of Bells Corners and the broader Ottawa area.

Residents enjoy Westcliffe Estates for its strong sense of community and the balance it strikes between affordability, accessibility and lifestyle. The neighbourhood provides quiet, family-friendly living and offering easy access to schools, parks and shopping.



### SCHOOLS

- OUR LADY OF PEACE E.S.
- W.O. MITCHELL E.S.
- L.É.I.C. & L.É.S.C. FRANCO-OUEST
- BELLS CORNERS P.S. & H.S.
- A.Y. JACKSON S.S.
- EARL OF MARCH S.S.



### RESTAURANTS

- SMASH DADDY
- KICHESIPPI BEER CO.
- MONGOLIAN VILLAGE GRILL
- QUESADA BURRITOS & TACOS
- PERSIS GRILL



### ATTRACTIONS

- ROBERTSON CENTRE SHOPPING MALL
- WESTCLIFFE COMMUNITY CENTRE
- WESTCLIFFE PARK & SPLASH PAD
- GREENBELT PATHWAY
- TRANS CANADA TRAIL