



267 GRANVILLE ST.



BEDROOMS

4



BATHROOMS

2



PARKING

5



Set on Granville Street, this detached duplex in Vanier offers a great balance of comfort, flexibility and income potential. The property features two self contained units, each with two bedrooms and a full bathroom, along with updated kitchens and bathrooms that make both spaces feel comfortable and welcoming. With separate entrances and individual driveways, each unit enjoys a sense of privacy that appeals to both tenants and live-in owners.

The main level unit offers a functional layout with a front entry closet, a spacious living room, an eat in kitchen with ample cabinetry and room to gather, two bedrooms and a three piece bathroom. The upper unit is equally inviting, filled with natural light, modern updates, two bedrooms and a three piece bath creating a comfortable and independent living space. Both units also offer rear exits.

Outside, the private backyard provides space to relax or entertain, while the detached garage adds valuable storage or workshop potential. Separate hydro meters simplify day to day management for investors and make shared living arrangements more convenient.

Located just minutes from downtown Ottawa, this home is close to transit, parks, the Rideau River pathways and local favourites like Beechwood Village. With strong rental demand in a neighbourhood that continues to evolve, this property presents a solid opportunity for investors, multi generational living or anyone looking to offset their mortgage with additional income.

MAIN LEVEL UNIT

living room	13'4"	x	12'10"
kitchen	13'4"	x	10'9"
3pc bathroom	7'9"	x	5'11"
bedroom	9'1"	x	8'10"
bedroom	11'7"	x	9'5"

SECOND LEVEL UNIT

living room	13'1"	x	10'7"
kitchen	13'4"	x	7'11"
3pc bathroom	5'1"	x	5'1"
bedroom	10'8"	x	10'6"
bedroom	9'11"	x	8'2"
laundry	7'10"	x	5'6"

LOT SIZE

43.94' x 94.95'

+ INCLUSIONS

2 fridges, microwave, hood fan, induction cooktop, stove, washer/dryer combo, washer, dryer, fridge & stove in basement

- EXCLUSIONS

none

AVERAGE MONTHLY COSTS

gas: \$114
hydro: \$75
water: \$35

PROPERTY TAXES

\$ 5,858.30 - 2025

RENTAL EQUIPMENT

none



THE AREA

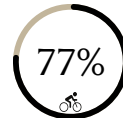
Vanier



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Vanier is a well established neighbourhood just east of Ottawa's downtown core, known for its rich history and strong sense of community. Over the years it has grown into one of the city's most culturally diverse areas, offering a lively and welcoming atmosphere that appeals to a wide range of residents. Its close proximity to downtown makes it especially attractive for those who want quick access to the city while still enjoying a neighbourhood feel.

Many homes date back to the early 1900s and feature classic architectural details. Alongside these character homes, you will find updated properties, semi detached houses, row homes and low rise apartment buildings. More recent developments have also introduced modern condos and townhomes, creating a mix of options that suit first time buyers, families and investors alike.

Vanier offers a wide range of local amenities that make everyday living convenient and enjoyable. Residents have easy access to grocery stores, independent shops, cafes and restaurants that showcase a variety of cuisines. The neighbourhood is also home to parks, community centres and schools in both English and French, making it a practical choice for families. With its mix of housing, walkable streets and growing amenities, Vanier continues to attract people looking for a neighbourhood that feels both connected and full of life.



SCHOOLS

- ASSUMPTION CATHOLIC E.S.
- L.É.É.C. HORIZON-JEUNESSE
- ROBERT E. WILSON P.S.
- L.É.S.C. SAMUEL-GENEST
- L.É.S.P. DE LA SALLE
- LISGAR C.I.



SHOPPING

- ST. LAURENT SHOPPING COMPLEX
- PET VALU
- DOLLARAMA
- SHOPPERS DRUG MART
- DAVY'S INDEPENDENT GROCER



RESTAURANTS

- FINNIGAN'S PUB
- CHANCES 'R
- ALL OUT BURGER
- FONTENELLE DINER
- LE ST. LAURENT