



# 2075B BALHARRIE AVE.



BEDROOMS

2



BATHROOMS

1



PARKING

3



Welcome to this bright and well-maintained, legal lower unit, offering a comfortable and private place to call home. With a thoughtfully designed layout and modern finishes, this space features a bright, spacious living area, a full kitchen with new appliances ample storage, quartz countertops and a tile backsplash, a modern bathroom and two generously sized bedrooms with large closets.

Large windows provide plenty of natural light throughout, creating an inviting atmosphere that feels far from a typical basement apartment. Enjoy the convenience of a private entrance, in-suite laundry and a covered parking space.

Located in a quiet neighbourhood with access to public transit, shopping, parks, and everyday amenities, this apartment is ideal for a single professional or a couple looking for a clean, quiet place to call home.

## DIMENSIONS

|                    |       |   |        |
|--------------------|-------|---|--------|
| living/dining room | 13'   | x | 18'3"  |
| kitchen            | 12'8" | x | 9'3"   |
| 4pc bathroom       | 9'    | x | 4'11"  |
| bedroom            | 10'2" | x | 11'11" |
| bedroom            | 10'2" | x | 11'11" |

## INCLUSIONS

fridge, stove, microwave, dishwasher, washer, dryer

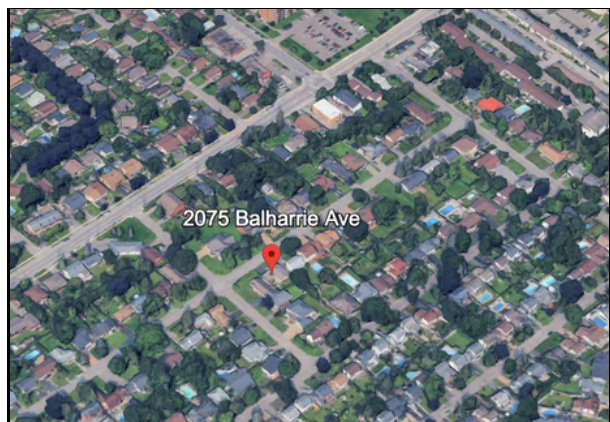
## EXCLUSIONS

none

## INCLUDED IN LEASE

water, water heater, snow removal, parking





# THE AREA

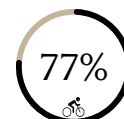
## Hawthorne Meadows



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Hawthorne Meadows is a welcoming Ottawa neighbourhood known for its quiet streets, mature trees and family friendly atmosphere. Tucked just east of the city's core, it offers a mix of housing styles including classic single family homes, well kept townhouses and a selection of low rise apartment buildings. Many properties feature generous lots and established landscaping, giving the area a sense of space and comfort that is hard to find so close to downtown.

Residents are drawn to Hawthorne Meadows for its convenient location and strong sense of community. The neighbourhood is close to parks, schools and recreation facilities, with nearby green spaces like Hawthorne Park. Shopping and everyday essentials are easily accessible along nearby Walkley Rd and St. Laurent Blvd, while public transit and quick access to major routes make commuting simple.

With its balance of affordability, accessibility and suburban calm, Hawthorne Meadows continues to appeal to families, first time buyers and anyone looking for a peaceful place to call home.



### SCHOOLS

ST. LUKE E.S.  
HAWTHORNE P.S.  
L.É.É.C. SAINTE-GENEVIÈVE  
CANTERBURY H.S.  
HILLCREST H.S.  
L.É.S.C. FRANCO-CITÉ



### SHOPPING

GIANT TIGER  
METRO  
INDEPENDENT GROCER  
HOME HARDWARE  
ELMVAE ACRES SHOPPING CENTRE



### ATTRACTIONS

OTTAWA PUBLIC LIBRARY  
SCIENCE & TECHNOLOGY MUSEUM  
SHEFFIELD GLEN PARK  
HAWTHORNE PARK  
WESTON PARK & PLAYGROUND