

412 BERKLEY AVENUE



BEDROOMS

3



BATHROOMS

3



PARKING

2



Welcome to 412 Berkley Avenue, a bright and versatile three-storey end-unit townhome in the heart of Westboro, just steps from the shops, cafés and the vibrant energy of Richmond Road. Designed for modern living and entertaining, this home provides flexible living space with sun-filled rooms and a private outdoor retreat.

Step inside the welcoming entryway on the first floor where you'll be met with a convenient powder room and a flexible den that easily becomes your home office, guest room or entertainment room. A walkout to the back patio extends your living space outdoors, perfect for morning coffee, evening wind-downs or hosting friends for summer meals al fresco.

Upstairs, step into the open-concept kitchen, dining and living area bookended by two private balconies off the kitchen and living room. The kitchen features a generous island with a breakfast bar, creating a natural hub for cooking, homework and casual meals. With balconies on either end you can catch the light and breeze throughout the day while staying connected to any tasks at hand. The third level offers a spacious primary suite with a walk-in closet and a four-piece ensuite. Two additional bedrooms, a full bathroom and a laundry closet complete this floor.

Richmond Road is Westboro's vibrant main street lined with boutique shops, cafés, restaurants and nightlife from relaxed pubs to trendy hot spots. You are moments from grocers, fitness studios and specialty stores plus easy access to parks, trails and the Ottawa River pathway network for dog walks or winter cross-country skiing. If you love a neighbourhood where you can stroll to dinner, shop local and unwind outdoors, 412 Berkley Ave puts it all within reach.

DIMENSIONS

living/dining room	23'9" x 16'9"
kitchen	17'10" x 11'1"
primary bedroom	12'11" x 12'8"
walk-in closet	4'10" x 4'10"
4 piece ensuite	8'9" x 7'11"
bedroom	9'3" x 8'11"
bedroom	9'3" x 8'11"
full bathroom	8'4" x 4'11"
den	11'5" x 10'10"
powder room	6'9" x 2'11"
furnace/storage	8'8" x 6'11"

INCLUSIONS

fridge, stove, dishwasher, microwave,
blinds, floating walnut shelving in kitchen,
bar fridge, murphy bed, all lights, wood
shelves & white shelves in basement

EXCLUSIONS

all outdoor furniture, ring doorbell, standing
freezer, insert for stand mixer in kitchen,
entrance way & office wood hooks

POTL FEE

\$65/annually - shared backyard drainage

PROPERTY TAXES

\$ 8,637.72 - 2026



THE AREA

Westboro



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Westboro is a vibrant and sought-after neighbourhood in Ottawa's west end, nestled between the Ottawa River to the north and Carling Avenue to the south. Its prime location offers residents quick access to downtown while maintaining a relaxed, community-focused atmosphere.

The area features a diverse mix of housing styles that reflect its evolution over the decades. The neighbourhoods feature classic detached homes with large lots alongside mid-century bungalows, modern builds and sleek condo buildings.

Westboro is beloved for its walkable amenities, including a collection of independent boutiques, cafés, restaurants, bakeries and specialty shops. Outdoor enthusiasts appreciate the proximity to Westboro Beach, the Ottawa River pathway network and green spaces perfect for cycling, skiing and dog walking. With convenient access to the 417 and strong transit connections via the LRT and major bus routes, daily commuting around the city is easy.



SCHOOLS

CHURCHILL A.S.
BROADVIEW P.S.
ST GEORGE E.S.
NOTRE DAME I.S. & H.S.
NEPEAN H.S.
WOODROFFE H.S.



RESTAURANTS

CLOCKTOWER BREW OUB
OURE KITCHEN WESTBORO
CHURCHILLS
GEZELLIG
THE KEG STEAKHOUSE & BAR
LITTLE BONES



ATTRACTIONS

WESTBORO BEACH
TRANS CANADA TRAIL
REMIC RAPIDS
DOVERCOURT RECREATION CENTRE
KICHI ZIBI LRT (FUTURE STATION)

PROPERTY UPDATES



COMPLETE ROOF REPLACEMENT WITH UPGRADED VENTILATION
July 2019



NEW HVAC SYSTEM
March 2022



ATTIC INSULATION UPGRADED TO R38
April 2022



EAVESTROUGHES AND DOWNSPOUTS REPLACED
May 2022



NEW WATER TANK
May 2022



FULL KITCHEN RENOVATION (INCLUDING NEW FRIDGE, DISHWASHER & MICROWAVE)
August 2022



THIRD BEDROOM INSTALLED ON THIRD LEVEL
August 2022



NEW LIGHTS INSTALLED THROUGHOUT THE HOUSE, NEW DOORS ON THIRD LEVEL
August 2022



HARDWOOD FLOOR REFINISHED
August 2022



POWDER ROOM & FAMILY BATHROOM COUNTERTOP, SINK & BACKSPLASH UPGRADED
April 2025



NEW BLINDS THROUGHOUT HOUSE
2025



NEW LG STACKED WASHER/DRYER
May 2025



NEW PAINT THROUGHOUT THE HOUSE
June 2026



NEW FRONT GARDEN & EXTERIOR LIGHTS
June 2026