148 BELMONT AVE.



BEDROOMS	BATHROOMS	PARKING
2	2	1



Welcome to 148 Belmont Avenue, a charming and well cared for two bedroom, two bathroom home in the heart of sought-after Old Ottawa South. Tucked onto a quiet street yet just minutes from the shops, cafés, restaurants and energy of Bank Street, this home offers an exceptional balance of comfort, style and convenience.

The main floor is open, bright and welcoming, with high ceilings that enhance the sense of space and natural light. The kitchen features beautiful countertops and provides an inviting setting for everyday meals, entertaining or gathering with friends. The finished basement adds valuable flexible living space, ideal for a family room, home office, fitness area or guest retreat.

Upstairs, two well-sized bedrooms offer comfort and a peaceful sense of retreat. The impressive five-piece bathroom includes a freestanding tub, creating a spa-like retreat where you can slow down and unwind. The primary bedroom enjoys a rare and wonderful feature: a walkout to a large private deck, perfect for morning coffee, evening relaxation or stargazing. Outside, a garden space at the front adds charm and a touch of greenery, while covered parking is tucked beneath the expansive second-floor balcony.

With its thoughtful layout, finished lower level and prime Old Ottawa South location, 148 Belmont Avenue is a rare opportunity to enjoy quiet residential living while remaining steps from local amenities, the bike and walking paths along the Rideau Canal and Rideau River, Lansdowne and easy access to the rest of the city.

DIMENSIONS

living room	14'10" x 12'10"
dining room	14'10" x 8'4"
kitchen	14'10" x 9'6"
primary bedroom	14'11" x 11'
bedroom	12'6" x 9'5"
5pc bathroom	9'7" x 8'11"
recreation room	21'9" x 14'10"
3pc bath & laundry	8'8" x 8'1"
utility	8'8" x 8'7"

LOT SIZE

19.8' x 79.32'

INCLUSIONS

fridge, stove, dishwasher, washer, dryer, window blinds

EXCLUSIONS

none

AVERAGE MONTHLY COSTS

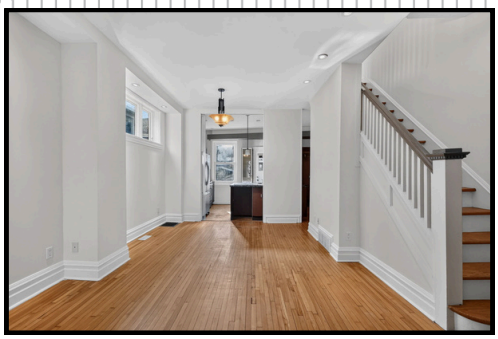
gas: $150
hydro: $95
water: $60

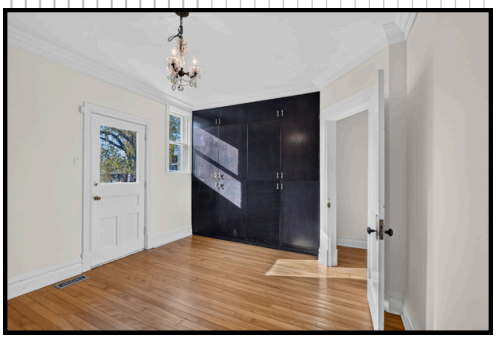
PROPERTY TAXES

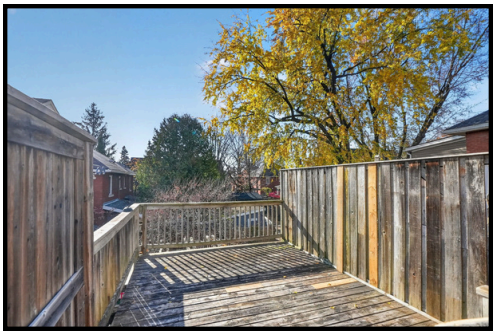
$ 5,057 - 2026

RENTAL EQUIPMENT

hot water tank: $27.58/mp







THE AREA
Old Ottawa South

92% WALK SCORE

67% TRANSIT SCORE

97% BIKE SCORE

Nestled between the Rideau Canal and the Rideau River, Old Ottawa South is an established and charming historic urban neighbourhood. Its mature tree lined streets and central location make it one of Ottawa's most desirable communities.

The area is known for its historic early 20th century homes, including detached houses, semi detached properties, brick character homes and updated infill builds. Many homes retain original features such as porches, bay windows and generous lots, giving the neighbourhood a warm and established village-like feel. This neighbourhood is home to a mix of families, young professionals, and students from nearby Carleton University.

Bank Street serves as the local main street, offering independent shops, cafes, restaurants, grocery stores and everyday services. Outdoor lovers appreciate the canal and river pathways, Windsor Park and Brewer Park, which offers sports fields, playgrounds, tennis courts, community gardens, an indoor pool and winter skating. Old Ottawa South has become a highly sought-after location known for its blend of urban convenience, green space, strong community feel and easy access to downtown.

SCHOOLS

HOPEWELL AVENUE P.S.
MUTCHMOR P.S.
CORPUS CHRISTI CATHOLIC E.S.
L.É.É.C. COEUR D'OTTAWA
IMMACULATA I.S & H.S.
GLEBE C.I.

RESTAURANTS

THE BELMONT
PAPER TIGER NOODLE BAR
STRAND SHAWARMA & CAFÉ
PATTY'S PUB
SOFIA VINTAGE MOTOR CAFÉ

ATTRACTIONS

RIDEAU RIVER PATHWAY
RIDEAU CANAL PATHWAY
WINDSOR PARK
TD PLACE & LANSDOWNE PARK
OTTAWA PUBLIC LIBRARY