

Welcome to

603-1510 Riverside Drive



CHELL
TEAM



Welcome to Riviera Tower II, where comfort, style, and convenience come together. This beautifully maintained 1284 sq condominium offers a bright, spacious layout with hardwood floors. A welcoming foyer leads to an elegant living room and a separate dining room, creating an open feel - ideal for entertaining or relaxed family gatherings. The thoughtfully designed kitchen features rich wood cabinetry, granite countertops, and a cozy eat-in area with access to the covered balcony - perfect spot to unwind with a cup of coffee or enjoy the fresh air. The spacious primary bedroom offers the perfect retreat, with two large closets and a large 4-piece ensuite bathroom with granite counters and marble flooring. A second bedroom provides flexibility for guests, a home office, or a hobby room, conveniently located next to a 3-piece bathroom. Additional highlights include in-unit laundry, a large separate storage room, and full access to the buildings amenities: indoor and outdoor pools, sauna, fitness centre, and tennis courts, all surrounded by beautifully landscaped grounds. Underground parking (#85) and storage locker (#155). Ideally situated just minutes from downtown and steps to Hurdman Station, this condo combines resort-style living with unbeatable access to transit, parks, and city life. Discover the perfect balance of comfort and convenience at Riviera Tower II.





MEASUREMENTS:

Foyer	
Living Room	25'10" x 11'5"
Dining room	11'8" x 10'6"
Kitchen	9'7" x 8'1"
Breakfast area	8'1" x 7'5"
Balcony	7'9" x 6'2"
Primary Bedroom	16'0" x 11'3"
Ensuite	4-piece
Bedroom	13'1" x 9'9"
Bathroom	3-piece
Storage	

INCLUSIONS

Refrigerator, Stove Top (2021), Built-in-Oven (2021), Dishwasher, Microwave, Hood Fan, Washer, Dryer, All Window coverings - blinds in living room (2018) - sheers in kitchen (2018) *Blinds in Primary Bedroom "as is"*

Bedrooms: 2

Bathrooms: 2

Neighbourhood: Alta Vista / Riverview Park

Year Built: 1987

Possession: TBA

Style: Condominium/Apartment

Parking: 1 Underground (#85)

Locker: 1 Locker (#155)

Heating & Cooling: Heat Pump - 2022

Taxes: \$3,085.37 / 2024

Condo Fees: \$947.62 per month

CONDO AMENITIES

Gate Security, Party Room, Racquet Courts, Recreation Centre, Sauna, Security, Tennis Court(s), Workshop

CONDO FEES INCLUDE

Building Insurance, Management Fee, Amenities, Recreation Facilities, Water, Cable TV

AMENITIES: Gate Security, Party Room, Lounge, Library, Sauna, Hot Tub, Fitness Centre, Elevators, Yoga/Pilates Studio, Tennis, Squash & Pickle Ball Courts, Indoor/Outdoor Pool







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Ottawa,
it's our
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