

Welcome to

3-409 Mortfort Street



CHELL
TEAM



Beautifully renovated from top-to-bottom, this lovely townhome is located in a quiet neighbourhood, close proximity to the shops, cafes and restaurants of trendy Beechwood Village - plus a quick commute to downtown! The bright and inviting main level features an open-concept living and dining area with hardwood floors - perfect for relaxing or entertaining. Renovated kitchen includes sleek marble counters, stainless steel appliances and pot lights. Upstairs, the spacious primary bedroom includes access to a private balcony, ideal for morning coffee or evening unwinding. An additional well-sized bedroom and a renovated, spa-like 4pc bathroom complete the second level. The lower level offers additional versatility with a third bedroom (could also be home office or rec room), an updated powder room, laundry area, and plenty of storage space. Exclusive parking is included, along with ample visitor parking for guests. Freshly painted in 2025, this move-in ready home leaves nothing to do but unpack and enjoy!





MAIN LEVEL

Living Room	13'9" x 13'5"
Dining Room	8'4" x 7'10"
Kitchen	8'7" x 7'3"

SECOND LEVEL

Primary Bedroom	16'2" x 10'7"
Bedroom	10'11" x 8'11"
Bathroom	4-piece

BASEMENT

Bedroom / Rec room	15'5" x 11'0"
Bathroom	2-piece
Laundry/Utility Room	

Bedrooms: 2+1

Bathrooms: 2

Neighbourhood: Cardinal Glen / Vanier

Year Built: 1979

Possession: 30 Days/Flexible

Style: Row Unit, 2 Storey

Exterior: Brick, Siding

Parking: 1

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$2670.30 / 2025

Condo Fees: \$430.04 / month

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Curtain Rods, Curtains, Shelves in Storage Room, Shelves in Laundry Room, Pax Wardrobe in Primary Bedroom

EXCLUSIONS

Stager's Items / Curtains





UPGRADES LIST

3-409 Montfort Street

2025

- Freshly painted
- Hot water tank (rental)

2018

- Fully renovated kitchen, new appliances and lighting
- Fully renovated upstairs bathroom
- Carpets replaced on second and bottom level
- New washer and dryer

2009

- Furnace





Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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