

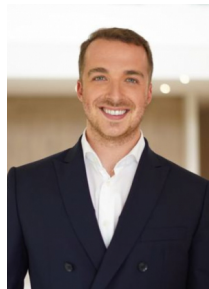
# 175 Rue de la Montagne #1402 Montréal (Le Sud-Ouest) (Montréal)

Reference: 24523220



**\$ 1,295,000**

2 Bedrooms 2 Bathrooms 1 239 ft<sup>2</sup>



**Félix Giguère**  
514-294-1141 | Email

Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com



Bedrooms : 2

Bathrooms : 2

Rooms : 10

Property area : 1 239 ft<sup>2</sup>

Construction : 2017

Floor : 14

Floors : 15

Welcome to Brickfields! Spacious corner unit offering 2 bedrooms and 2 full bathrooms, distinguished by its generous proportions, abundant windows, and exceptional natural light. Large balcony with panoramic city views. Two parking spaces and one storage unit complete the offering. Prime location in the heart of vibrant Griffintown, ideal for an active lifestyle, just steps from the metro, sought-after dining destinations, and all essential amenities.

Located on the 14th floor of the sought-after Brickfield project in Griffintown, this stunning corner unit stands out for its generous proportions and exceptional natural light.

\* Corner unit with windows on two sides\* High-end kitchen with panel-ready appliances and full-height cabinetry\* Spacious primary bedroom with a large walk-in closet and ensuite bathroom featuring heated floors\* Second bedroom with built-in storage\* Large laundry room with additional storage space\* Expansive south-facing balcony offering optimal sunlight and unobstructed city views\* Two parking spaces and one storage unit\* Common rooftop terrace

Ideally located near Lucien-L'Allier and Bonaventure metro stations, ÉTS and McGill University, and just steps from the Lachine Canal and its bike path, this address embodies an active, metropolitan, and refined lifestyle. It is also within close proximity to sought-after destinations such as Mano Cornuto, Moretti, Grinder, and Bazart, as well as all everyday conveniences (grocery stores, pharmacies, and services).

\* Measurements are approximate and have not been verified by an architect.\* Please note: Some photos have been virtually staged to illustrate the full potential of the unit. Actual dimensions and layouts may vary.

Included : Refrigerator, dishwasher, cooktop, oven, microwave oven, washer, dryer, window coverings, light fixtures

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Excluded : Owner's personal belongings





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