

## 230 Rue Sherbrooke E. #408 Montréal (Ville-Marie) (Montréal)

Reference: 21024229



**\$ 449,000**

1 Bedroom 1 Bathroom 699 ft<sup>2</sup>



**Alexandre Cousineau-Denis**  
(450) 931-0866 | Email

Informations non contractuelles



Bedrooms : 1

Bathrooms : 1

Rooms : 5

Property area : 699 ft<sup>2</sup>

Construction : 1900

Floor : 4

Floors : 5

Located on the fourth floor of the iconic Mont-Saint-Louis heritage building, this loft-style condo immediately stands out for its unique character and stunning mezzanine. From the very first glance, the impressive ceiling height and generous windows create a bright atmosphere across two levels. The spiral staircase instantly draws attention and becomes a central design feature, adding a remarkable architectural touch. The open-concept layout enhances the sense of space and contributes to a warm, inspiring, and inviting ambiance.

This stunning, light-filled condo stands out for its smart layout, remarkable comfort, and absolutely unique character. Located in the former Collège Mont-Saint-Louis, an iconic Montreal institution that has shaped the city's cultural history and was attended by the poet Émile Nelligan, the building was converted into high-end residences as early as 1989, while preserving exceptional architectural character. Its expansive volumes, high ceilings, and timeless elegance make it a rare and highly sought-after address.

Discover a unique living space where historic charm and contemporary style blend harmoniously. Located on the 4th floor of the prestigious heritage building Mont-Saint-Louis, this superb loft-style condo, spread over two levels with a mezzanine, captivates from the very first moments. It offers an unparalleled urban lifestyle, combining comfort, elegance, and practicality in a vibrant setting while maintaining a peaceful and private environment.

From the moment you enter, you'll be impressed by the spectacular ceiling height, large windows, and abundant natural light that fills the space. The atmosphere is warm, airy, and inspiring. The open-concept living area features an inviting living room, a welcoming dining room, and a spacious, well-equipped kitchen. An elegant spiral staircase leads to the mezzanine, where the bedroom and an office space are currently located, offering a distinctive and functional layout.

At the rear of the building, the unit benefits from a peaceful, intimate, and private setting- a

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1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com

rare advantage in the heart of Montreal's vibrancy. Hardwood floors add warmth, central air conditioning ensures optimal comfort, and the building is very well soundproofed. The unit also includes a large storage space on the same floor as well as a private outdoor parking space.

The building, a former historic college, has been converted into a condominium while preserving its remarkable architecture and refined details. Recognized for its heritage value since 1979, it embodies the Second Empire style of architect Jean-Zéphirin Resther. Acquired in 1986 by the Société d'habitation de Montréal, it was converted into condominiums between 1987 and 1989.

Today, it offers a distinctive living environment with a well-managed condominium association. Residents enjoy a beautiful front garden, a drop-off area, bicycle storage, and a conference room.

Located in the heart of the Latin Quarter, within walking distance of Sherbrooke, Berri-UQAM, and Saint-Laurent metro stations, the Cégep du Vieux-Montréal and UQAM, you are just steps from the Quartier des Spectacles, cafés, restaurants, shops, McGill University, and Lafontaine Park.

Living at Mont-Saint-Louis means choosing an incomparable urban lifestyle, where tranquility, character, and accessibility coexist perfectly.

Included : Whirlpool dishwasher, GE stove, Hisense fridge-freezer, and Midea washer-dryer combo.

Excluded : Light fixture above the dining table, furniture, and the seller's belongings and personal effects.



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