

## 2315 Av. Madison Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) (Montréal)

Reference: 28456880



**\$ 599,000**

2 Bedrooms 1 Bathroom 1 066 ft<sup>2</sup>



**Jean-Simon Bourgie**  
514-297-2297 | Email

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com



Bedrooms : 2

Bathrooms : 1

Rooms : 8

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Property area : 1 066 ft<sup>2</sup>

Construction : 1928

Floor : 1

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Floors : 3

Stunning fully renovated condo located in the heart of NDG. Ideal for a couple or a family, it offers a bright and inviting open-concept living space. Modern kitchen with a central island, quartz countertops, and optimized storage. Two generously sized bedrooms and one contemporary bathroom. The dining room can easily be converted into a third bedroom. Integrated laundry area and ample storage throughout. Beautiful private terrace, perfect for enjoying the summer. Includes parking and storage space. Prime location close to services, public transportation, parks, shops, and schools. Turnkey condo fully renovated in 2019. Book a visit today!

Located at 2315 Av. Madison, in the sought-after NDG area, this beautiful condo fully renovated in 2019 offers a living environment that combines comfort, functionality, and contemporary design. Ideal for a family or a couple, this unit stands out for its well-designed spaces, modern finishes, and original hardwood floors that give it a unique charm.

Upon entering, you will be captivated by the open-concept main living area. The living and dining spaces offer a warm and inviting atmosphere, perfect for entertaining or enjoying everyday life with ease. The heat pump and heated floors provide comfort year-round, both in summer and winter.

The modern kitchen, thoughtfully designed, features a large practical central island, quartz countertops, elegant cabinetry offering excellent storage, and high-quality materials. It is both a stylish and functional space that integrates seamlessly with the living area.

The condo includes two well-sized bedrooms, offering flexibility based on your needs: a comfortable primary bedroom, a child's room, or a home office. The dining room can easily be converted into a third bedroom, depending on your needs. The full bathroom stands out for its layout designed to maximize comfort and functionality.

An integrated laundry area adds everyday convenience, along with numerous intelligently

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distributed storage spaces throughout the unit.

You will also enjoy a beautiful terrace, a true extension of the living space. Perfect for relaxing, outdoor dining, or entertaining family and friends during the summer, it offers a pleasant and private outdoor area – a rare asset in an urban setting.

Outside, you benefit from a parking space as well as private storage, highly sought-after features that add significant value to the property.

Renovations completed in 2019:- Complete restoration of the front masonry- Exterior wall insulation with spray urethane- Foundation waterproofing and French drain- Most doors and windows replaced- New balconies, terraces, railings, and sheds- Plumbing redone in all units- New kitchen, bathroom, laundry room, etc.- Heated floors- Heat pump (air conditioning and heating)

– Financial institution with which the buyer agrees to obtain financing: Caisse Desjardins du Coeur-de-l'Île

A waiver of the right of first refusal for the sale of the property has been signed by all co-owners. / Municipal and school tax accounts are available on the listing. Please note that the amounts apply to the entire condominium. / Common expenses include taxes, insurance, electricity for common areas, snow removal, and other expenses. / The surface area indicated on the plans in the listing is approximate.

Included : Oven, refrigerator, washing machine, dryer, dishwasher, blinds, light fixtures, living room furniture, TV stand, shelves, heat pump, microwave.

Excluded : Furniture in the entryway, furniture and personal belongings.



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