

## 2622 Ch. de la Côte-Ste-Catherine Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) (Montréal)

Reference: 26891400



**\$ 1,495,000**

4 Bedrooms 3 Bathrooms 2 443 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 4

Bathrooms : 3

Rooms : 18

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Property area : 2 443 ft<sup>2</sup>

Construction : 1932

Floor : 1

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Floors : 2

Stunning ground floor unit with 9-foot ceilings, filled with natural light thanks to windows on three sides. Elegant living space with living room, dining area and modern kitchen with island and quartz countertops, opening onto a family room with access to the terrace. The unit offers 2 bedrooms and an office, with custom built-in cabinetry. Basement with independent entrance featuring an open-concept layout, kitchen, bedroom and full bathroom, ideal for versatile use. Prime location near universities, hospitals and metro. Garage + 2 parking spaces.

Stunning unit with 9-foot ceilings, offering exceptional natural light thanks to windows on three sides.

The main floor impresses with its character and harmonious layout. The living room opens elegantly onto the dining area through beautiful glass sliding doors.

The bright and functional kitchen features a central island, quartz countertops, and flows seamlessly into a cozy family room with direct access to the terrace.

The unit includes two bedrooms as well as an office, all fitted with custom built-in cabinetry optimizing every space. The primary bedroom offers a large built-in closet and a refined ensuite bathroom featuring a freestanding tub, a floating vanity with storage, quality finishes, and heated floors for superior comfort.

The second bedroom stands out with its integrated Murphy bed, ideal for maximizing space, along with practical storage. It also provides access to the terrace and to a narrow veranda (perfect for additional storage). The fully built-in office offers a functional and elegant workspace.

A second bathroom with a bathtub-shower combination and quartz countertop completes the unit.

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Outside, enjoy a large sunny rear terrace. Integrated garage as well as two outdoor parking spaces. Additional storage space in the basement.

The basement, also accessible via a separate entrance, offers a spacious and versatile layout, including a large open-concept living and dining area, a functional kitchen, a generous bedroom, and a full bathroom.

Within walking distance of HEC Montréal, Université de Montréal and Polytechnique, as well as several hospitals (including Sainte-Justine and the Jewish General Hospital), libraries, shops and numerous bus lines, with Côte-des-Neiges / Université-de-Montréal metro station nearby.

Several major improvements completed:

Oak flooring on the main floor and basement (2021) Renovation of all three bathrooms with heated floors (2021) Replacement of original woodwork and doors with red oak (2021-2022) Addition of a kitchen in the basement (2021) Kitchen renovation with quartz countertops and backsplash (2021-2025) Addition of a terrace awning (2023) Epoxy garage floor (2024) Replacement of garage door motor (2024) Exterior brick repointing (2025)

A turnkey property combining character, modern finishes, and excellent potential.

Municipal and school taxes listed on the fact sheet are calculated based on the co-ownership share.

Heating costs are shared equally (50/50) with the other co-owner.

Included : 2 refrigerators, 2 stoves, 2 range hoods, 2 dishwashers, 2 washers, 2 dryers, built-in office wall unit, built-in wall unit including Murphy bed, all light fixtures, all curtains and blinds, alarm system, automatic garage door.



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