

# 38 Rue du Square-Sir-George-Étienne-Cartier #515 Montréal (Le Sud-Ouest) (Montréal)

Reference: 10133715



**\$ 479,000**

1 Bedroom 1 Bathroom 598 ft<sup>2</sup>



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Informations non contractuelles



Bedrooms : 1

Bathrooms : 1

Rooms : 6

Property area : 598 ft<sup>2</sup>

Construction : 2022

Floor : 5

Floors : 6

Experience the Galdin project! This must-see project on the shore of the Lachine Canal in St-Henri. If you want to live close to the water and the city, but love peace and quiet, outdoor parks and neighborhood life, this 1-bedroom condo is for you! Located in the very first phase of the project, you'll stay warm and cozy, just steps away from the many amenities.

Discover this magnificent 1-bedroom condo located on the 5th floor of an exceptional real estate project called le Galdin in the dynamic St-Henri district of our great metropolis. With its recent high-quality construction, this bright, modern space offers you an unrivalled urban living environment.

### Highlights

Optimal open-plan condo: an elegant bedroom with a large patio door that lets in abundant natural light and gives you access to a large balcony overlooking downtown Montreal. An open, contemporary living space including kitchen and laundry room appliances, perfect for adapting to all your needs.

Impressive common areas: Enjoy the rooftop pool, the most generous common terrace in the southwest with breathtaking 360-degree views, and access to a well-equipped gym for a healthy, active lifestyle.

Work and conference room: A versatile space ideal for professionals or those seeking a quiet, inspiring environment in which to work from home. With ample seating with electrical outlets, double-sided gas fireplaces, a functional kitchen and an enclosed conference room, this space will meet all your needs.

Popular St-Henri neighborhood: Live in one of Montreal's most sought-after neighborhoods, close to the best cafés, restaurants, boutiques and public transportation. St-Henri offers you the perfect balance between bustling city life and relaxation.

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Superior construction: A modern, solid, 99-unit, primarily owner-occupied building designed to maximize comfort and durability. Excellent soundproofing and privileged clientele.

Included : Appliances: fridge, induction stove and built-in oven, dishwasher, washer and dryer.

Excluded : All the tenant's belongings.



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