

## 5150 Rue Buchan #4811 Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) (Montréal)

Reference: 24103904



**Sold**

1 Bedroom 1 Bathroom 621 ft<sup>2</sup>



**Eliess Khoury**  
(514) 566-1912 | Email



**Samia Ouertani**  
(514) 572-1213 | Email



**Syrine Khoury**  
(514) 562-1404 | Email

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com

Bedrooms : 1

Bathrooms : 1

Rooms : 6

Property area : 621 ft<sup>2</sup>

Construction : 2013

Floor : 10

Floors : 8

Experience the perfect blend of comfort, modern living and an unbeatable location in the heart of the Triangle. Perched on the 8th floor, this bright one-bedroom condo features west-facing exposure, 9-foot ceilings, an open-concept layout, a stylish kitchen with quartz countertops, and a spacious balcony. Enjoy premium amenities including an indoor pool, fully equipped gym, sauna, movie theatre and community room. Just a 5-minute walk to Namur metro and close to Royalmount, major highways and every essential service.

A modern, impeccably maintained condo offering a comfortable and convenient urban lifestyle, featuring:- One-bedroom unit of 621 sq. ft. located on the 8th floor West-facing orientation providing beautiful natural light and magnificent sunsets- 9 foot ceilings creating a pleasant sense of space- Open-concept living area, ideal for entertaining- Large, functional kitchen with quartz countertops- Appliances included- Hardwood floors- Modern bathroom with glass shower- Wall-mounted heat pump ensuring optimal comfort in every season- Large balcony, perfect for enjoying the outdoors- Option to rent a parking space Located in a quality building constructed in 2013, in the heart of the sought-after Triangle district:- Indoor pool- Fully equipped gym- Sauna- Movie theatre room- Community room Well-maintained building offering a secure environment and high-quality common areas. Exceptional location: In the heart of the Triangle, one of Montreal's most sought-after neighbourhoods, offering quick access to public transit, shops and all essential services.- Only a 5 minute walk from Namur metro station Approximately a 12-minute walk from Royalmount and its many shops, restaurants and boutiques- A 2 minute drive from Highways 15 and 40, making all commutes easy- Close to several schools, daycares, parks, grocery stores, cafés and services Accessibility: Walk Score of 90/100 – A true walker's paradise where most daily errands can be done on foot. Transit Score of 71/100 – Excellent access to public transit thanks to the proximity of Namur metro station and several bus lines. Additional notes: The accuracy of room dimensions and outdoor space measurements is not guaranteed.

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com

Included : All appliances: washer/dryer, dishwasher, refrigerator and stove. Light fixtures, outdoor sofa. Outdoor floor tiles. LED lights in the entrance and bedroom closets.

Excluded : Seller's personal belongings



Informations non contractuelles

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



+1 514.933.3235  
[quebec@barnes-international.com](mailto:quebec@barnes-international.com)