



Monique Assouline, Certified Residential and Commercial Real Estate Broker AEO
THE AGENCY MONTRÉAL
 Real Estate Agency
 102-4115, rue Sherbrooke O.
 Montréal (QC) H3Z 1K9
<http://www.moniqueassouline.com>

514-219-5897 / 514-621-7737

monique.assouline@theagencyre.com



Centris No. 17096579 (Active)

[See all pictures](#)



\$799,000

1400 Rue Ottawa, apt. 501B
Montréal (Le Sud-Ouest)
H3C 0Y9

Region Montréal
Neighbourhood Griffintown
Near du Seminaire

Body of Water

Property Type	Apartment	Year Built	2022
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Special Contribution	
Floor	5th floor	Meeting Minutes	
Total Number of Floors	8	Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	955.83 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6418056, 6499495	Cert. of Loc. (divided part)	Yes (2022)
Cadastre of Common Portions	6417895, 6472195, 6499357	File Number	
Trade possible		Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$5,410 (2026)	Condo Fees (\$587/month)	\$7,044
Lot		School	\$607 (2025)	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$829,033 (96.38%)	Total	\$6,017	Total	\$7,044

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
5	Hall	3.5 X 15.3 ft			

5	Living room	13.1 X 10.2 ft	
5	Dining room	10.5 X 10.5 ft	
5	Kitchen	12.4 X 8.5 ft	
5	Primary bedroom	13.9 X 9.5 ft irr	
5	Bedroom	14.3 X 8.6 ft	
5	Bathroom	9.3 X 4.10 ft	
5	Walk-in closet	5.3 X 5.2 ft	
5	Bathroom	8.6 X 4.9 ft	Bathtub
5	Storage	5.1 X 3.10 ft	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Rooftop
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	Attached, Built-in, Heated, Single width
Washer/Dryer (installation)	In the condo (Other)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Air exchange system, Sprinklers, Indoor storage space	View	Panoramic, View of the city
Building Amenity	Roof terrace, Balcony/terrace, Garbage chute, Common areas, Outdoor pool, Indoor storage space, Fitness room, Elevator	Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions
Fridge, stovetop, oven, dishwasher, washer, dryer.

Exclusions
Tenant's belongings.

Remarks
Stunning 5th-floor corner condo at 1400 Ottawa, Bass3 with breathtaking Downtown Montreal views. Bright open-concept living with floor-to-ceiling windows and a private balcony. 2 bedrooms, 2 bathrooms, modern kitchen with quartz counters and 7ft island. Primary bedroom with ensuite. Includes garage parking. Building offers gym, rooftop pool, and lounge. Prime Griffintown location steps from the canal, restaurants, and cafés.

Sale with legal warranty of quality

Seller's Declaration	Yes SD-00125

Source
THE AGENCY MONTRÉAL, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Hall



Dining room



Living room



Overall view



Overall view



Kitchen



Kitchen



Dining room



Living room



Overall view



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



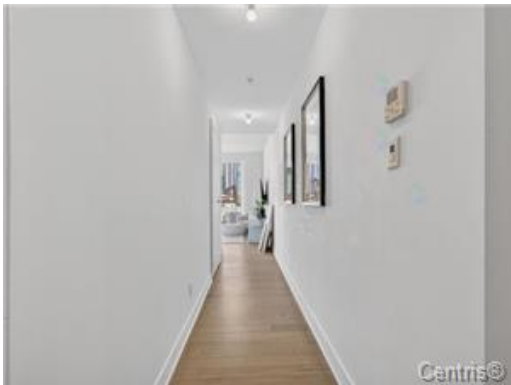
Bathroom



Balcony



View



Hall



Laundry room



Exercise room



Common room