Mario Conte
Delivering the Impossible
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Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)-7317, Av. Victoria, PH801

$675,000

7317, Av. Victoria, Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce), H4P0A3

ULS : 18432925

VISITE DE LA PROPRIÉTÉ

Rarely available penthouse at Rouge Condominiums! This bright top-floor residence offers 2 bedrooms, 2 bathrooms, indoor parking and a private locker. Enjoy 9'9" ceilings, expansive windows and peaceful views of surrounding greenery. Spacious, thoughtfully designed and move-in ready. Exceptional amenities include an indoor pool, jacuzzi, gym, saunas and BBQ terrace. Ideally located near Namur metro, parks, supermarkets, services and Royalmount.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	2
Garage en vedette	3

Financiers

Évaluation municipale	
Évaluation du terrain	$85,100.00
Évaluation du bâtiment	$598,500.00
Évaluation municipale	$683,600.00
Taxes	
Municipale	$4,157.00
École	$496.00
Total	$4,653.00
Dépense annuelle	
Frais de copropriété	$7,632.00
Total	$7,632.00

ADDENDA

Absolutely. I adjusted the full description using the **correct details from the previous penthouse text**: top floor/penthouse, 9'9" ceilings, 1 indoor parking space, private locker, greenery views, indoor pool and jacuzzi overlooking the courtyard, gym, saunas, BBQ terrace, and proximity to Namur and Royalmount.
Located in the heart of Côte-des-Neiges' sought-after Triangle district, this rarely available penthouse at Rouge Condominiums combines modern comfort, generous living spaces, and an exceptional location. Situated on the top floor, this bright 2-bedroom, 2-bathroom residence features impressive 9'9" ceilings, expansive windows overlooking lush greenery, and a thoughtfully designed layout filled with natural light. Spacious, peaceful, and move-in ready, it offers an ideal urban lifestyle just steps from everyday conveniences.
Property Features
* Bright and spacious open-concept living and dining area enhanced by expansive windows, 9'9" ceilings, and an abundance of natural light.
* Contemporary kitchen featuring sleek cabinetry, quality finishes, ample storage, and a large island with seating, ideal for entertaining.
* Warm hardwood flooring throughout the main living areas and bedrooms.
* Spacious primary bedroom complete with a walk-in closet and private ensuite bathroom.
* Elegant ensuite bathroom featuring a deep soaking tub, separate glass shower, and modern finishes.
* Generously sized second bedroom, ideal as a guest room, child's room, or home office.
* Second full bathroom with a standalone shower for added convenience.
* Dedicated laundry and storage area providing additional functionality.
* Private balcony offering a peaceful outdoor space with views of the surrounding greenery.
* One indoor garage parking space and one private storage locker included.
* Exceptional building amenities including an indoor pool and jacuzzi overlooking the courtyard, an impressive fitness centre, saunas, and an outdoor terrace with BBQs.
* Well-maintained building with elevator access and modern common areas.
Area
* Ideally located in the sought-after Triangle district of Côte-des-Neiges.
* Steps from Namur metro station and convenient public transit options.
* Quick access to Highways 15 and 40, as well as Décarie Boulevard.
* Minutes from the prestigious Royalmount, offering upscale shopping, dining, and entertainment.
* Close to supermarkets, convenience stores, pharmacies, cafés, restaurants, and everyday services.
* Convenient access to Université de Montréal, HEC Montréal, hospitals, and major services.
* Schools nearby include École Bedford, École Saint-Pascal-Baylon, and Royal Vale School.
* Close to parks and green spaces, including Parc de la Savane.
* Excellent location for easy access throughout Montréal by car or public transit.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2013
Number of Rooms	8
Superficie Habitable	1,048.41 PC
Nombre d'étages	8
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	8	22.4x11.10 ft	Wood	
Kitchen	8	11.9x8.5 ft	Ceramic tiles	
Dining room	8	10.9x8.3 ft	Wood	
Bathroom	8	8.3x6.10 ft	Ceramic tiles	
Master bedroom	8	10.5x14.11 ft	Wood	
Bedroom	8	10.2x10.2 ft	Wood	
Bathroom	8	7.4x10.8 ft	Ceramic tiles	
Laundry room	8	3.11x5 ft		

Caractéristiques

Énergie de chauffage	Electricity

Équipements / services	Central vacuum cleaner system installation , Central air conditioning , Ventilation system , Entry phone , Electric garage door , Alarm system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room , Community center , Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Window coverings (blackout curtains, hotel style) motorized in the living room and non-motorized in the two bedrooms, light fixtures, 2 shelves in the kitchen, 3 wall mounts for televisions, central vacuum.
Exclusions	Refrigerator, dishwasher, stove, washer, dryer. Personal Belongings.

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REAL ESTATE BROKER