



97 BELLWOOD AVE

OLD OTTAWA SOUTH

Beautifully renovated semi-detached home offering bright, connected living spaces and an ideal layout for everyday living and entertaining. The open-concept main floor features spacious living and dining areas centered around a renovated kitchen designed for gathering and functionality. Upstairs, you'll find three comfortable bedrooms and a stylish full bathroom. The fully finished lower level adds valuable bonus space with a rec area, powder room, and added flexibility for work, play, or guests. A welcoming front porch creates the perfect spot to enjoy the neighbourhood, while the rear deck and generous backyard provide excellent outdoor living space. Perfectly situated with easy access to the best of Bank Street and ideally located between Windsor Park and Brewer Park, this home offers an exceptional lifestyle in a sought-after neighbourhood!

Property Type: Semi-detached 2 Storey

Bedrooms: 3

Bathrooms: 2



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MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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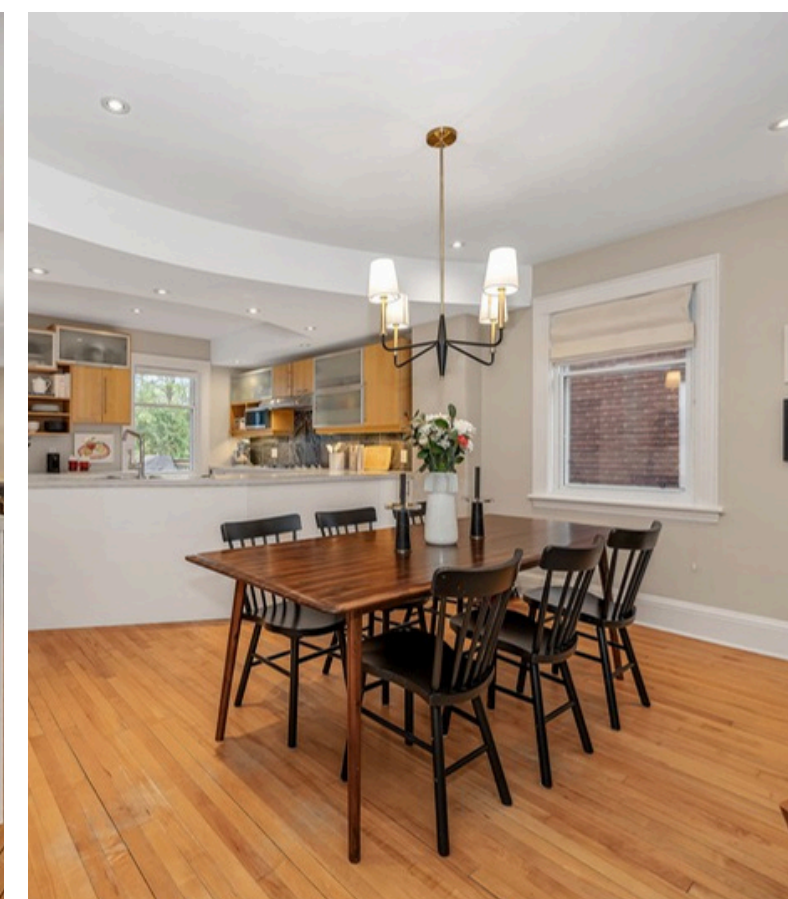
ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'11" x 5'11"
Living Room	Main	14'1"x 12'1"
Dining Room	Main	14'2" x 9'7"
Kitchen	Main	17'5" x 10'4"
Family Room	Main	10'4" x 14'0"
Primary Bedroom	2nd	17'5" x 12'7"
Bedroom	2nd	10'11" x 7'10"
Bedroom	2nd	9'8" x 10'11"
Full Bath (4 Pc)	2nd	7'4" x 7'9"
Balcony	2nd	6'9" x 6'9"
Rec Room	Basement	6'9" x 6'9"
Laundry Room	Basement	3'0" x 6'11"
Powder Room	Basement	4'7" x 6'11"
Utility Room	Basement	9'4" x 9'3"

Property Information:

- 2025 Property Taxes: \$5,985.84
- Closing Date: TBD
- Lot Size: 23.01ft x 100 ft

Neighbourhood Highlights:

- Steps from the Rideau River, Windsor Park, Brewer Park & access to the Rideau Canal pathways
- Located in the sought-after Hopewell Avenue Public School catchment
- Easy stroll to Bank Street shops, cafes, Lansdowne & TD Place - Farmers' Market, Whole Foods, & major sporting events
- Walking/biking distance to Carleton University



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