



1903-71 SOMERSET ST. W.

GOLDEN TRIANGLE

Welcome to Ann Manor, one of Ottawa's premier condo buildings in the Golden Triangle. The building sits on a large lot featuring an outdoor patio, green space, and visitor parking, alongside a circular driveway with a featured covered canopy entrance. Outstanding design details include dark, textured indigo brick and integrated balconies. This unit hosts two bedrooms and two bathrooms, featuring a large living room that opens to a balcony with commanding southern views of the canal as it winds its way past the Golden Triangle and into the Glebe. Having recently celebrated its 50th anniversary, this building proves that quality design and construction will outperform every time. Live life well in the Golden Triangle.



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SOME PHOTOS HAVE BEEN VIRTUALLY STAGED

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THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



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Property Type: Condo

Bedrooms: 2

Bathrooms: 2

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	4'0" x 5'7"
Living Room	Main	11'11" x 16'4"
Dining Room	Main	11'1" x 9'7"
Kitchen	Main	8'5" x 9'3"
Full Bath	Main	4'10" x 5'6"
Primary Bedroom	Main	11'3" x 13'10"
Bedroom	Main	9'9" x 17'3"
Walk In Closet	Main	5'5" x 4'11"
Full Bath	Main	5'4" x 7'11"

Property Information:

- 2026 Property Taxes: \$4,560.18
- Locker #89, Parking #104; lower level
- Condo Fees: \$878.29/mo

Neighbourhood Highlights:

- nearby parks, including Golden Triangle Park, Minto Park, and St. Luke's Park
- Steps from Elgin Street and restaurants, local cafés (like Bridgehead and Ministry of Coffee), bakeries, pub culture, and nightlife
- Tucked into a quiet, scenic pocket of downtown that blends peaceful residential streets with immediate access to city life
- Moments away from the Rideau Canal. Enjoy immediate access to scenic walking paths, biking trails, summer kayaking, and winter ice skating on the world's largest skating rink.



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