



2004-1480 RIVERSIDE DR

RIVERVIEW PARK

Live your best resort lifestyle at The Riviera! From the front gate to the concierge reception, this is just the beginning. Legendary in the Ottawa marketplace for its world-class facilities, the complex features indoor and outdoor pools, as well as sports and recreation facilities that make this urban location your perfect retreat. The unit itself is upgraded with hardwood flooring throughout, flowing seamlessly from the elegant front hall into the large living and dining rooms. You'll love the renovated kitchen, which opens up to a bright eating area, as well as the two spacious bedrooms and two full bathrooms. Let us show you how easy life is at The Riviera!



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Property Type: Condo 1 level

Bedrooms: 2

Bathrooms: 2

**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**613.238.2801 | marlandteam.com**

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'6" x 7'9"
Living Room	Main	12'11" x 21'1"
Dining Room	Main	10'10" x 15'6"
Kitchen	Main	10'10" x 15'6"
Breakfast Nook	Main	8'1" x 8'5"
Sunroom	Main	13'4" x 7'2"
Primary Bedroom	Main	13'4" x 7'2"
Ensuite (5 Pc)	Main	10'3" x 9'11"
Bedroom	Main	9'1" x 12'5"
Full Bath (3 Pc)	Main	5'3" x 8'2"
Laundry Room	Main	

**Property Information:**

- 2026 Property Taxes: \$5,361.62
- Closing Date: TBD
- Parking spot is #A177; locker is #A212.
- Monthly Condo Fees: \$1,349.83

**Approx Monthly Utility Costs:**

- Hydro: \$130

**Neighbourhood Highlights:**

- Access to gym facilities, indoor and outdoor swimming pools with a sundeck, tennis courts, pickleball courts, squash, racquetball, and a yoga/pilates studio, netted golf driving cage and a workshop for DIY projects.
- Main-level health spa featuring a steam room, sauna, indoor and outdoor hot tubs, private lounge areas, on-site massage and hairstyling facilities.



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