



Britannia
#502-2625 REGINA ST.

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Welcome to Northwest One!

Wake up to park views, open skies, and a sense of calm at Northwest One. This bright 2-bedroom, 1-bath condo suite features hardwood flooring throughout and a sun-filled living and dining area with east-facing exposure, tranquil park outlooks, and northerly views of the Gatineau Hills.

A spacious balcony extends the living space and offers the perfect place to relax and unwind. The kitchen provides excellent storage and generous counter space, ideal for everyday living. Wall-mounted heating and cooling units in the living area and both bedrooms have been recently installed, while windows and the balcony door have been updated. One underground heated parking space is included, and shared laundry is conveniently located on the same level as the unit.

Residents enjoy an impressive array of amenities, including an indoor saltwater pool, sauna, gym, tennis courts, library, party room, billiards room, guest suite, and beautifully maintained gardens and patio areas. The building is well managed and known for its friendly, engaged community with resident-organized activities.

Set just steps from the Britannia Conservation Area (Mud Lake), NCC pathways, and the Ottawa River, this is a true lifestyle location. Enjoy year-round outdoor recreation, breathtaking sunsets along the water, and a stroll to Beachconers Microcreamery.

Walk to grocery stores, transit, and shopping, with easy cycling access downtown or west to the DND Carling Campus. A wonderful opportunity for relaxed, low-maintenance living.

INCLUSIONS:

- Refrigerator
- Stove
- Microwave
- Dishwasher
- Window Coverings as installed

Year Built: 1972

Property Taxes:

\$ 2,682.56 [2025]

Heating: Heat Pump, Electric

Cooling: Wall Unit/Heat Pump (3)

Storage Locker:

In-unit storage room

Parking:

Parking Spot 408, underground

Condo Fee:

\$852.90/mth

Condo Fee includes:

Water, Building Insurance, Management Fee, Common Elements/Amenities, Reserve Fund Allocation, Caretaker

Utility Info: Hydro avg. \$112.99/m (Feb '25-Jan '26)

LEVELS	ROOMS	DIMENSIONS
Main	Entry	8'1" x 5'5"
Main	Living Room	20'2" x 11'0"
Main	Kitchen	10'2" x 8'0"
Main	Dining Room	9'5" x 5'0"
Main	Primary Bedroom	15'5" x 10'8"
Main	Walk-in Closet	6'8" x 4'8"
Main	Second Bedroom	12'6" x 9'6"
Main	Four-piece Bathroom	7'5" x 5'0"
Main	Balcony	18'7" x 4'10"
Main	Storage Room	4'3" x 3'9"



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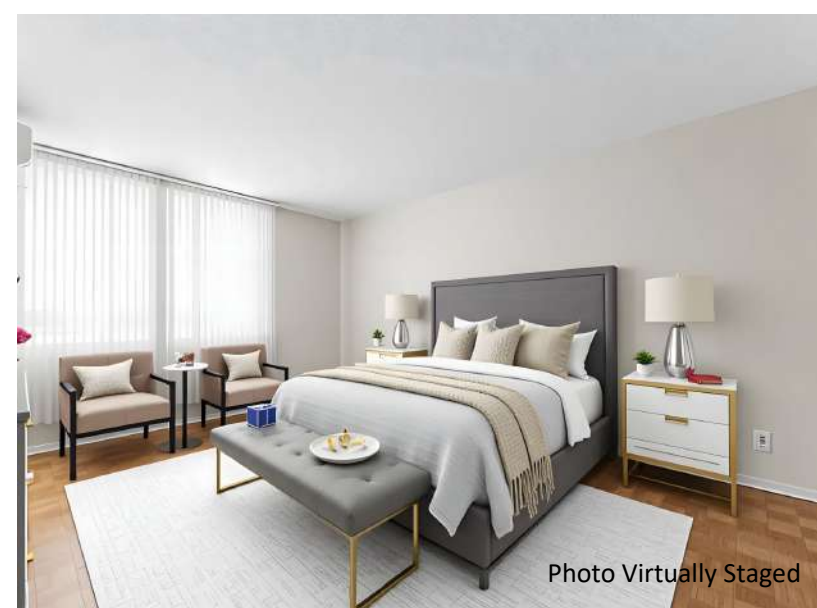


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