

# 3 Hilda Street, Ottawa, Ontario K1Y 2B1

Listing

**3 Hilda St Ottawa**

**Active / Residential Freehold / Triplex**

MLS® #: **X13507206**

List Price: **\$1,150,000**

**New Listing**



## Ottawa/West Centre Town/4202 - Hintonburg

Tax Amt/Yr: **\$6,982.00/2025** Transaction: **Sale**  
 SPIS: **Yes** DOM: **6**  
 Legal Desc: **PART OF LOT 6 PLAN 53, OTTAWA, PART 2 PLAN 4R18957.**

Style: **2 Storey** Rooms Rooms+: **12+4**  
 Fractional Ownership: BR BR+: **8(6+2)**  
 Assignment: Baths (F+H): **3(3+0)**  
 Link: SF Range: **2000-2500**  
 Storeys: **2.0** SF Source: **MPAC**  
 Leased Land: YB/YB Source: **2005/MPAC**  
 Lot Front: **29.53** Fronting On: **W**  
 Lot Depth: **83.99** Lot Size Area:  
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**  
 SQFT Above Grd Fin: **2055** SQFT Above Grd Fin Src: **MPAC**

Zoning:  
 Cross Street: **Scott street**  
 Directions: **Scott street to Hilda just west of Bayview**  
 Abv Gd Fin Area/Src: **2055/MPAC**  
 Blw Gd Fin Area/Src: **800**  
 Prop Mgmt:  
 Status Cert: SqFt Src/Comment: **MPAC**  
 Seller: **Darryl Jacob Arvai & Selena Marie Arvai**

Recent: **06/30/2026 : NEW**

PIN #: **040980184** ARN #: **061407370134250** Contact After Exp: **No**  
 Additional PIN #: Phased Tax Value: **569,000.00** Under Contract Mnthly:  
 Holdover: **60** Occupancy: **Tenant**  
 Possession Type: **Flexible** Possession Date: **2026-08-31**  
 Possession Rmks: Road Access Fee:  
 Local Improv: Survey Year/Type: **Unknown**  
 Seasonal Dwelling: Realtor Sign on Prop:

Kitch Kitch + Fam Rm:	<b>4 (3+1)</b> <b>No</b>	Exterior:	<b>Vinyl Siding</b>	Utilities:	<b>Gas, Hydro</b>
Basement:	<b>Yes/Finished</b>	Garage:	<b>No</b>	Water:	<b>Municipal</b>
Fireplace/Stv:	<b>No</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Supply Type:	
Interior Feat:	<b>Ventilation System</b>	Drive Pk Spcs:	<b>1.00</b>	Water Meter:	
Parking Feat:	<b>Lane</b>	Tot Pk Spcs:	<b>1.00</b>	Waterfront Feat:	
Heat:	<b>Forced Air</b>	Pool:	<b>None</b>	Waterfront Struc:	
Heat Source:	<b>Gas</b>	Room Size:		Well Capacity:	
A/C:	<b>Yes/Central Air</b>	Rural Services:		Well Depth:	
Central Vac:	<b>No</b>	Security Feat:		Sewers:	<b>Sewer</b>
Apx Age:	<b>16-30</b>			Special Desig:	<b>Unknown</b>
Property Feat:				Farm Features:	
Roof:	<b>Shingles</b>			Winterized:	
Foundation:	<b>Poured Concrete</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
View:		Lot Shape:		Lot Size Source:	<b>MPAC</b>

### Remarks/Directions

Client Rmks: **Built in 2004, 3 Hilda Street is a purpose-built triplex offering a rare opportunity to own a newer, low-maintenance income property in one of Ottawa's most convenient central locations. Just steps to public transit, Bayview Station, shopping, restaurants, parks, schools, and minutes to downtown, this property offers the accessibility and convenience today's tenants are looking for. The building features three spacious two-bedroom apartments, each with bright, functional layouts, modern appliances, and the convenience of in-suite laundry with a dedicated washer and dryer. The two upper apartments also have a den/third bedroom. Every unit is independently serviced with its own forced-air furnace and rented hot water tank, providing simplified management and helping reduce landlord operating costs. Two units are currently leased for \$2,178/month and \$1,912/month, while the vacant basement apartment provides immediate flexibility to secure a new tenant at market rent or move in yourself. This creates an excellent opportunity for an owner-occupier to offset their mortgage with rental income and potentially purchase with as little as 5% down (subject to lender qualification). Purpose-built construction and modern mechanical systems mean lower maintenance requirements and fewer capital expenses than many older multi-unit properties. Whether you're an investor looking to expand your portfolio or a buyer seeking a smart house-hacking opportunity, 3 Hilda Street delivers the ideal combination of strong income, modern construction, exceptional location, and long-term investment potential.**

Inclusions: **3 Stoves, 3 Fridges, 3 Washers, 3 Dryers, 1 Hot Water Tank**

Exclusions: **Tenants Possessions**

Rental Items: **2 Hot Water Tanks**

Broker Rmks: **24 hour notice for appointments. Please knock on doors before entering. Gross income \$68,480.00.**

Offer Rmks: **24 Hours Irrevocable on all Offers**

Appt/Showing Rmks:

Showing Requirements: **See Brokerage Remarks**

**Brokerage Information**

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Financing:	--	Perm to Advertise: <b>Yes</b>	Contact After Expired:	<b>No</b>
Buyer Agency Compensation Remarks:				
List Brokerage:	<a href="#">CENTURY 21 GOLDLEAF REALTY INC.</a>		Phone:	<b>613-749-2121</b>
List Brkr Addr:	<b>1010 Polytek Street Unit: 3-1, Ottawa K1J9H9</b>		Fax:	<b>613-749-0808</b>
List Salesperson:	<a href="#">Lucas Lawson, Salesperson</a>		Phone:	<b>613-852-7448</b>
List Salesperson 2:	<a href="#">Mark Christie, Salesperson</a>		Phone:	<b>613-276-9027</b>
List Brokerage 2:	<a href="#">CENTURY 21 GOLDLEAF REALTY INC.</a>		Phone:	<b>613-749-2121</b>
Contract Date:	<b>06/30/2026</b>	Leased Terms:		
Last Update:	<b>06/30/2026</b>	Expiration Date:	<b>10/31/2026</b>	Original \$: <b>\$1,150,000</b>
		CB Comm:	<b>2.0+hst</b>	

**Prepared By: Mark Christie, REALTOR Salesperson** **Date Prepared: 07/06/2026**

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