

1137 Chimney Hill Way, Ottawa, Ontario K1J 8Z7

Listing

1137 Chimney Hill Way Ottawa

Active / Residential Condo & Other / Condo Townhouse

MLS® #: **X13843022**

List Price: **\$399,900**

New Listing



Ottawa/Beacon Hill North - South and Area/2106 - Cardinal Heights

Tax Amt/Yr: **\$2,836.00/2026** Transaction: **Sale**
SPIS: **No** DOM: **2**
Legal Level: **1** Legal Unit: **22**

Style: **2 Storey** Rooms Rooms+: **11+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **2 (1+1)**
Corp #: **247** SF Range: **1200-1399**
Reg Office: **Carleton** SF Source: **mpac**
Locker: **None** Lot Acres:
Locker Level: Fronting On:
Locker Unit #: YB/YB Source:

Zoning:
Cross Street: **Sumac**
Directions: **Montreal road to south on Elwwod, left on Seguin which becomes Crownhill to left on Sumac to left on Chimney Hill Way. SP is second lane on right**

Abv Gd Fin Area/Src: **1302/MPAC**
Blw Gd Fin Area/Src: **600**

Prop Mgmt: **CMG** SqFt Src/Comment: **mpac**
Status Cert: **No**

Seller: **KRYSTYNA TAMARA GAGNON**

Recent: **09/30/2026 : NEW**

PIN #: **152470022** ARN #: **614600125192220** Contact After Exp: **No**
Additional PIN #: Holdover: **60** Under Contract Mnthly: **Owner**
Possession Type: **Flexible** Possession Date: **2026-10-16**
Possession Rmks: Road Access Fee:
Local Improv: Survey Year/Type: **None**
Seasonal Dwelling: Realtor Sign on Prop: **Yes**
Bldg Name:

Kitchens: **1 (1+0)** Pets Allowed: **Yes-with Restrictions** Balcony: **Terrace**
Fam Rm: **Yes** Maintenance: **\$719.00** Laundry Acc: **Laundry Room**
Basement: **Yes/Finished** A/C: **Yes/Central Air** Exterior: **Vinyl Siding**
Fireplace/Stv: **Yes** Central Vac: **No** Gar/Gar Spcs: **Carport/2.0**
Interior Feat: **Carpet Free** Included: **Water, Building Insurance, Parking, Common Elements** Park Type: **Owned**
Heat: **Forced Air** Energy Cert: **No** Drive Pk Spcs: **0.00**
Heat Source: **Wood** Tot Pk Spcs: **2.00**
Apx Age: **31-50**
Sqft Source: **mpac**
Exposure: **S**
Special Design: **Unknown**
Property Feat:
Waterfront Y/N: **No** Waterfront: Island YN:
Water Struct:
Under Contract: **Hot Water Heater** Dev Charges Paid: **No** HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Beacon Hill South at its Best! This meticulously maintained, owner-occupied 3-bedroom condo offers comfortable living, thoughtful upgrades and an ideal location in a sought-after complex. Featuring two covered parking spaces right at your door, with convenient access to the lower level, this home is perfect for families and professionals alike. The main level features a beautifully renovated, open-concept kitchen with modern cabinetry, stone backsplash, under-cabinet lighting and patio doors leading to an elevated, south-facing deck-perfect for entertaining or relaxing while BBQing. The dining room offers rich laminate flooring and a custom built-in wall unit with concealed outlets and adjustable shelving. The spacious living room features a wood-burning fireplace and extra-wide patio doors overlooking a fully fenced, landscaped backyard. Upstairs, the generously sized primary bedroom spans the full width of the home, featuring laminate flooring, fresh paint, double windows and three closets with built-in organizers. Two additional well-proportioned bedrooms have also been freshly painted. The updated main bathroom features a soaker tub, modern fixtures and ceramic tile flooring. The complex has recently completed extensive exterior improvements, including new decks, fencing and siding, enhancing both its appearance and long-term value. Ideally situated between Montreal, Blair and Ogilvie Roads, this location offers easy access to shopping, restaurants, theatres, parks, schools and major employers, including the National Research Council and government offices. Enjoy convenient transit connections, with direct downtown buses nearby and the O-Train just a short walk away. Gloucester Centre is also close at hand. Updates include a new furnace (2017), bedroom ceiling fans, and HVAC (2016). An exceptional opportunity to enjoy spacious, well-maintained living in a convenient, family-friendly neighbourhood.**

Inclusions: **Refrigerator, stove, dishwasher, washer, dryer**

Rental Items: **hot water tank**

Broker Rmks: **There is a special assessment that will be finalized shortly which the Seller will pay. \$800,000-\$900,000 was invested into upgrading the exteriors. The expected per unit is \$10,000-\$12,500 and should be finalized in the next 30 days as the work will be completed shortly.**

Showing Requirements: **Showing System**

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 GOLDLEAF REALTY INC. 			Phone:	613-749-2121
List Brkr Addr:	1010 Polytek Street Unit: 3-1, Ottawa K1J9H9			Fax:	613-749-0808
List Salesperson:	Mark Christie, Salesperson 			Phone:	613-276-9027
List Salesperson 2:	Lucas Lawson, Salesperson 			Phone:	613-852-7448
List Brokerage 2:	CENTURY 21 GOLDLEAF REALTY INC. 			Phone:	613-749-2121
Contract Date:	09/29/2026	Leased Terms:			
Last Update:	09/30/2026	Expiration Date:	12/31/2026	Original \$:	\$399,900
CDOM:	10	CB Comm:	2		
Prepared By: Mark Christie, REALTOR Salesperson				Date Prepared: 10/01/2026	

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