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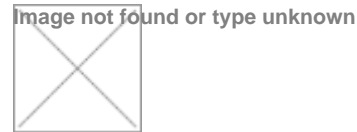
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

408 Hinton Avenue South, Ottawa, Ontario, K1Y 1B1, Canada

MLS®# 1237584



Property Value	\$1,500,000
Type	Duplex
Style	Detached   2 Storey
Basement	Full (Unfinished)
Parking	2 Car Detached
Taxes	\$8,593.00 (2020)
Lot Frontage	50 ft
Lot Depth	104 ft
Bedrooms	6
Bathrooms	2 full

## Description

This stately, purpose-built Duplex with an abundance of charm and captivating curb appeal in the sought-after Civic Hospital neighbourhood is an address to be proud of. Two emulating units feature a wealth of space and character with a tastefully updated upper level. The elegant kitchen outfitted with heated floors, granite counters and blend of sophisticated finishes has been remodelled to overlook the dining room. Complete with a formal living room, three bedrooms, an updated full bathroom and unique loft inspired master retreat on the third level. The main level unit previously rented for \$2800/mo. features an updated kitchen, three spacious bedrooms and large principal rooms. Separate entrances add extra privacy to this unique property and the large full basement offers generous storage space. Newly built 24 x 20 detached garage, interlock laneway with plenty of parking and a magnificent backyard with oversized deck. Old world charm and a renewed feel offer income potential, versatility and functionality.

Refinished hardwood in both upper and lower level units

PVC windows with simulated lead grills in living and dining rooms

New boiler (2021)

Newly built 24 x 20 detached garage on a poured concrete foundation with Canex wood signing, 18' garage door and convenient side door.



