

Centris No. 18241396 (Active)

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\$599,000

50 Rue des Soeurs-Grises, apt. 410
Montréal (Ville-Marie)
H3C 5P1

Region Montréal
Neighbourhood La Cité du Multimédia
Near Wellington

Body of Water

Property Type	Apartment	Year Built	1998
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached		
Floor	4th floor		
Total Number of Floors	6	Special Contribution	
Total Number of Units	79	Meeting Minutes	
Private Portion Size		Financial Statements	
Plan Priv. Portion Area	84.2 sqm	Building Rules	
		Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	1976393	Contingency fund study	
Cadastre of Common Portions	1180162-2, 1976351	Cert. of Loc. (divided part)	Yes (2018)
Trade possible		File Number	
Zoning	Residential	Occupancy	2026-11-20
		Deed of Sale Signature	2026-11-20

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,975 (2026)	Condo Fees (\$473/month)	\$5,676
Lot	\$107,500	School	\$352 (2026)	Common Exp. (\$25/month)	\$300
Building	\$368,700	Infrastructure		25\$ per month parking on top of the condo fees monthly	
		Water			
				Electricity	
				Oil	
				Gas	
Total	\$476,200 (125.79%)	Total	\$3,327	Total	\$5,976

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	2.59 X 4.9 m	Wood		
GF	Kitchen	4.29 X 2.41 m	Wood		
GF	Bathroom	4.27 X 3.12 m	Ceramic		
GF	Primary bedroom	4.57 X 3.28 m	Wood		
Additional Space	Size	Cadastre/Unit number		Description of Rights	
Garage				Common portion for restricted use	
Storage space				Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2024 (\$1), Kitchen - 2023 (\$1)
Siding		Pool	Rooftop
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	Bathroom (4th level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Intercom, Electric garage door opener, Indoor storage space, Wall-mounted heat pump	View	
Building Amenity	Roof terrace, Garbage chute, Outdoor pool, Elevator	Proximity	Bicycle path, Highway, Hospital, Metro, Park, Public transportation, University, Ole Montreal
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

light fixtures (except kitchen island pendant lights), fridge, stove, washer, dryer, dishwasher

Exclusions

island pendant lights, bar stools

Remarks

Bright and stylish loft-style condo in an unbeatable location, steps from Old Montreal and the Old Port! Renovated in 2023, the open-concept kitchen features quality finishes and flows seamlessly into the spacious living area. Soaring 10+ ft ceilings, wood floors, recessed lighting and floor-to-ceiling windows create a bright, airy feel. The raised bedroom offers loads of clever storage underneath. New heat pump (2024), indoor garage and locker included. Enjoy a well-managed building with rooftop pool and terrace. Walk to cafés, restaurants, shops, metro and public transit. Not to be missed!

Addendum

Addendum -- English
Kitchen renovated in 2023
Open-concept living space
Quality finishes
Floor-to-ceiling windows
Ceilings over 10 ft.
Wood floors
Recessed lighting
Raised/podium-style bedroom with extensive storage underneath
New heat pump installed in 2024
Indoor garage included
Storage locker included
Well-managed condominium building
Rooftop pool and terrace
Steps from Old Montreal and the Old Port
Walking distance to cafés, restaurants, shops and services
Close to Square-Victoria metro and public transportation
Approx. 906 sq. ft.
Pets permitted

Short-term rentals not permitted	
Sale with legal warranty of quality	
Seller's Declaration	Yes SD-42102
Financial institution at which buyer undertakes to obtain a loan	
Scotia Bank	
Source	
ROYAL LEPAGE VILLAGE, Real Estate Agency	
This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.	