

Centris No. 13455808 (Active)



\$549,000

46 Rue du Square-Sir-George-Étienne-Cartier, apt. 35
Montréal (Le Sud-Ouest)
H4C 0C7

Region Montréal
Neighbourhood Saint-Henri
Near Saint-Ambroise
Body of Water

Property Type	Apartment		
Style	One storey		
Condominium Type	Divided	Share	0.496%
Year of Conversion			
Building Type	Detached		
Floor	3rd floor		
Total Number of Floors	6		
Total Number of Units	154		
Private Portion Size			
Plan Priv. Portion Area	607.08 sqft		
Building Area			
Lot Size			
Lot Area			
Cadastre of Private Portion	6675951		
Cadastre of Common Portions	6675758 6451750		
Trade possible			
Zoning	Residential		

Year Built	2025
Expected Delivery Date	
Specifications	
Declaration of co-ownership Issued	Yes (2025)
Special Contribution	
Meeting Minutes	
Financial Statements	
Building Rules	
Reposess./Judicial auth.	No
Building insurance	
Maintenance log	
Co-ownership insurance	
Contingency fund study	
Cert. of Loc. (divided part)	Yes (2025)
File Number	
Occupancy	15 days PP/PR Accepted
Deed of Sale Signature	15 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal Not issued	Condo Fees (\$380/month) \$4,560
Lot	School Not issued	Common Exp.
Building	Infrastructure	Electricity
	Water	Oil
		Gas
Total Not issued	Total Not issued	Total \$4,560

Room(s) and Additional Space(s)

No. of Rooms	5	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	9.7 X 11.2 ft	Wood		
3	Dining room	9.7 X 11.2 ft	Wood		
3	Kitchen	10.2 X 8.2 ft	Wood		

3	Primary bedroom	11 X 10.9 ft	Wood	+ walk-in
3	Bathroom	5.7 X 10.2 ft	Ceramic	
3	Laundry room	3 X 4 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Storage space			31	Common portion for restricted use
Balcony		23 X 8.1 ft		Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	laundry room (3rd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Air exchange system, Sprinklers, Intercom, Central heat pump	View	View of the water
Building Amenity	Roof terrace, Garbage chute, Common areas, Hot tub/Spa, Outdoor pool, Indoor storage space, Fitness room, Elevator	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, dishwasher, cooktop & oven.

Exclusions

Remarks

Opportunity to own a brand-new condo in the renowned Galdin project--a modern, upscale development located in Montreal's sought-after Sud-Ouest neighbourhood. Ideally situated near the Atwater Market, Notre-Dame Street, the Lachine Canal, and several parks. This unit overlooks the lush interior courtyard and offers views of the canal from its expansive balcony , accessible from both the living room and bedroom. The spacious 1-bedroom layout includes a sleek kitchen with high end appliances, a luxurious bathroom, a walk-in closet, separate laundry area and various builder upgrades. Storage locker included. Parking available from developer (\$).

Addendum

The open-concept living area features wide-plank white oak flooring and a sleek kitchen with high-end appliances, including a panelled fridge and dishwasher, as well as a large island perfect for entertaining. Luxurious bathroom with large walk-in shower. Additional highlights include builder upgrades such as:

Bathroom: Shower niche, double vanity, spotlights

Kitchen: Hexagon backsplash

Living room: Reinforcement for wall-mounted TV and concealed tubing for wires

Ideally located - the perfect balance of urban living and nature.

Bonus: No condo fees until January 2026.

Modern and inviting common spaces tastefully designed with your lifestyle in mind:

2 huge roof terraces with breathtaking views of the Lachine Canal and downtown
2 rooftop swimming pools and hot tub
Gym
Stretching and yoga room with outdoor area
Boutique hotel-style lobby
Large private lounge with fully equipped kitchen, meeting room and workspaces
Underground parking and elevators
Dog spa
Bicycle repair workshop
Car wash
Secure parcel room

Sale with legal warranty of quality

Seller's Declaration

Yes SD-24402

Source

IMMEUBLES DEAKIN REALTY, 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.