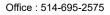
IMMEUBLES DEAKIN REALTY

Real Estate Agency 332, Lakeshore Pointe-Claire (QC) H9S 4L7 http://www.deakinrealty.ca



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Centris No. 13455808 (Active)





\$549,000

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

H4C 0C7

Montréal Region Neighbourhood Saint-Henri Near Saint-Ambroise

Body of Water

2025 Apartment **Property Type** Year Built Style One storey **Expected Delivery Date**

Divided 0.496% **Condominium Type Share**

Year of Conversion

Detached **Building Type** 3rd floor 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 **Specifications**

Declaration of co-ownership

Issued Yes (2025)

Special Contribution Meeting Minutes Financial Statements Building Rules

Building insurance

No Reposess./Judicial auth.

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 Not issued Condo Fees (\$380/month) \$4,560 Municipal 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	d + basement) 1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	

	IXOOIII	OILU	1 1001 001
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

2025-08-06 at 12:30 pm Centris No. 13455808 - Page 1 of 3 3 Primary bedroom 11 X 10.9 ft Wood + walk-in

3 Bathroom 5.7 X 10.2 ft Ceramic 3 3 X 4 ft Ceramic Laundry room

Additional Space Size Cadastre/Unit number **Description of Rights**

31 Storage space Common portion for restricted use

23 X 8.1 ft Balcony 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

Electricity **Leased Parkg Energy/Heating** Forced air **Heating System** 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)

View of the water **Property/Unit Amenity** Private balcony, Air exchange View

system, Sprinklers, Intercom, Central heat pump

Building Amenity Roof terrace, Garbage chute,

Proximity Bicycle path, CEGEP, Daycare Common areas, Hot tub/Spa, centre, Elementary school, High

school, Highway, Hospital, Metro,

Park, Public transportation

Outdoor pool, Indoor storage space, Fitness room, Elevator

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 Galdín 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:

2025-08-06 at 12:30 pm Centris No. 13455808 - Page 2 of 3 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.

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