

JOHN GOMES

Sales Representative

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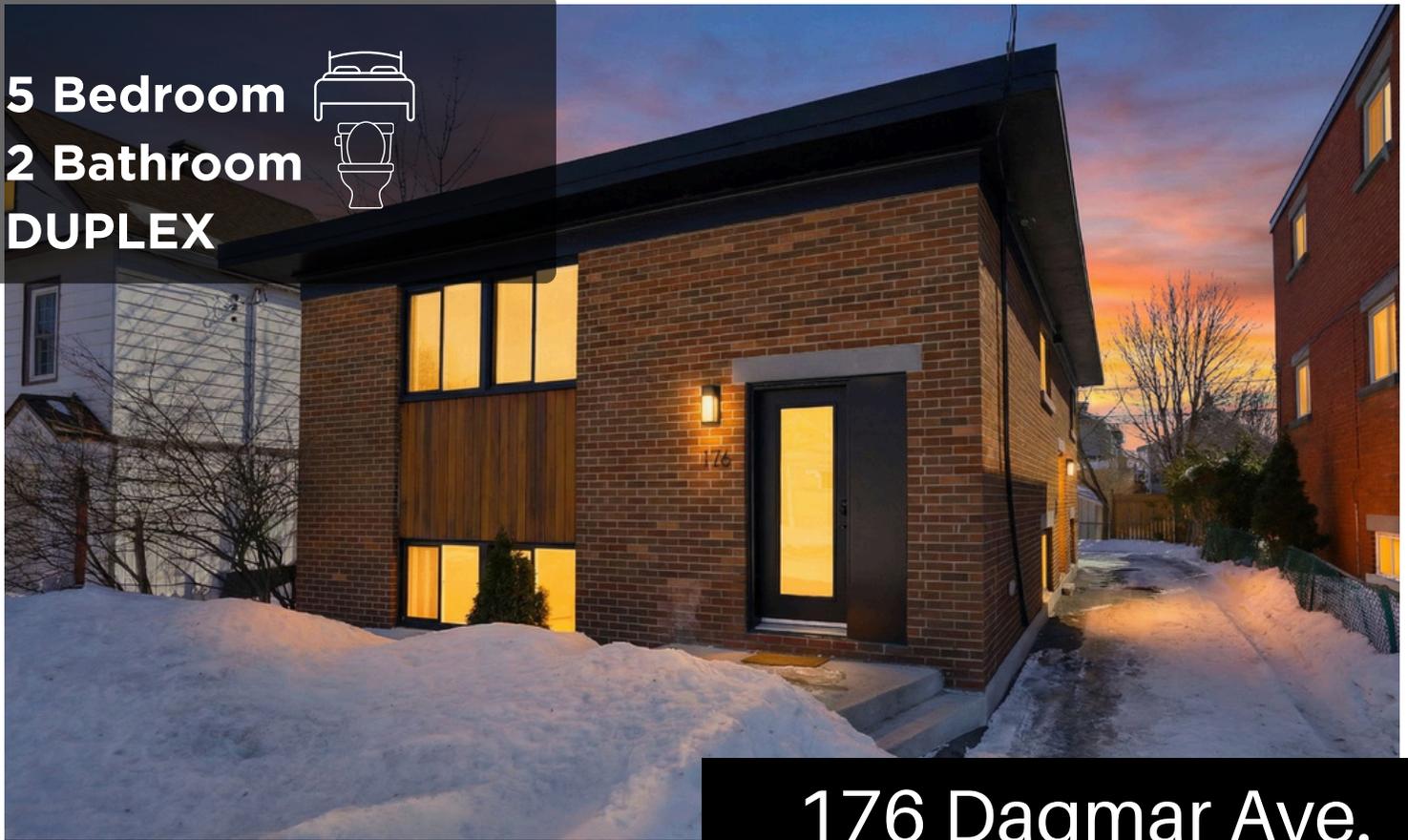
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www.JohnGomes.ca



5 Bedroom
2 Bathroom
DUPLEX



176 Dagmar Ave.

Invest in community, and peace of mind with this fully renovated, purpose-built duplex in trendy Vanier North. Extensively upgraded (2022-2023), this duplex is perfectly suited for first-time home buyers who want to own with income, investors looking for a savvy property or multi-generational living. Enjoy a new roof, windows, and exterior doors, alongside front yard landscaping, shed and plenty of space to park. The interiors shine with new kitchens, bathrooms, modern flooring, stylish fixtures, and new paint throughout. The upper unit boasts three spacious bedrooms, living room, kitchen, a full bathroom with laundry. The lower unit has two bedrooms, a living room and a large kitchen with a separate laundry room. Walk to the best cafes and shops along Beechwood Avenue, and just a short jaunt to Downtown Ottawa from this turnkey home.

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ROYAL LEPAGE
Performance Realty
Brokerage, Independently Owned and Operated



Upgrades

2022/2023: New windows, modernizing the building's entire electrical systems, two meters, new roof, new kitchen cabinets, Entire flooring / hardwood on both units + mouldings, bathrooms (bathtub, showers, cabinets, floors, toilets), All doors + handles + installation (interior and exterior), Full painting on both units (interior and exterior), New heating system on lower level, landscaping front cement front balcony, shed + garbage shelter, new appliances, drywall, backsplash, window capping, light fixtures, and plumbing.

Inclusions

Window dressings, light fixtures, appliances, bathroom mirrors, AC units included.

Property Details

Neighbourhood	Vanier North
Age	1961
Property Taxes	\$4503,00/2025
Parking	5 spaces surfaced
Flooring	Engineerd hardwood/ Ceramic
Hot Water Tank	Rented \$31.00/month
Heating	1 boiler (hot water radiant), Seperate thermostats
Exterior of House	Brick
Roof	Flat
Windows	2022-2023
Utilities	water \$100, hydro \$120, insurance \$150, Enbridge \$120.