

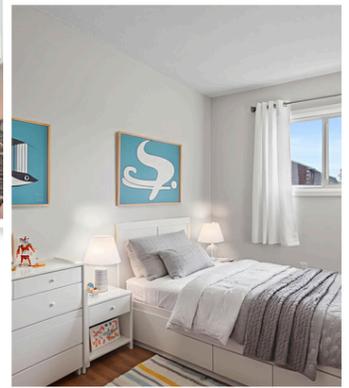


\$309,900

580 ARMSTRONG RD #301

2 BEDROOM - 1 BATHROOM

This south-facing end unit bathes in natural light throughout the day while providing a peaceful retreat from city noise. Your new neighborhood places you within walking distance of Frontenac Mall for shopping convenience and a skip to the downtown core. Whether you're an investor capitalizing on steady rental income or a young professional enjoying city living, this property delivers on both fronts.



FEATURES DETAILS

- ✓ Carpet Free
- ✓ Fresh paint 2025
- ✓ New A/C wall unit
- ✓ 2 Parking spots incl.
- ✓ South Facing
- ✓ Quiet, central Location



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FEATURES DETAILS & UPDATES

- **Fresh Paint (2025)**
- **Updated A/C Professionally installed**
- **South Facing Balcony and windows**
- **Two Parking Spaces included**
- **Secure building in central location**
- **Elevator in building**
- **Laundry in building**
- **Low condo fees**
- **Privacy greenspace around the building**
- **City bus stop beside the parking lot**

Taxes \$2134.30 Annually (2025) \$178/Month

Condo Fees \$387.45/Month

- **Includes: Water/Sewer, Building Maintenance, Parking**

Hot Water Heater \$20.82/Month

Information is to the best of the Sellers knowledge and should be verified by the Buyer.



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