



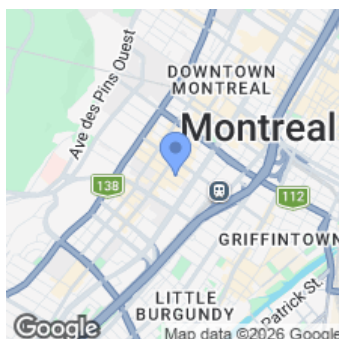
Mark Broady, Residential and Commercial Real Estate Broker
MARK BROADY INC.
ROYAL LEPAGE VILLAGE, Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
Fax : 1-855-947-4757
mbroady@royallepage.ca



Centris No. 10536541 (Active)

[See all pictures](#)



\$399,000

1220 Rue Crescent, apt. 205

Montréal (Ville-Marie)

H3G 0C3

Region Montréal

Neighbourhood Central West

Near Ste-Catherine

Body of Water

Property Type	Apartment	Year Built	2015
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Share	0.83%
Year of Conversion		Specifications	
Building Type	Detached	Declaration of co-ownership Issued	Yes (2015)
Floor	2nd floor	Published to RFQ	Yes (2016-06-01)
Total Number of Floors	11	Special Contribution	
Total Number of Units	90	Meeting Minutes	Yes (2025)
Private Portion Size		Financial Statements	Yes (2026)
Plan Priv. Portion Area	683 sqft	Building Rules	
		Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	5601364, 5601467	Contingency fund study	Yes (2023)
Cadastre of Common Portions	5601354	Cert. of Loc. (divided part)	Yes (2024)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR
			Accepted
		Deed of Sale Signature	30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$2,772 (2026)	Condo Fees (\$386/month)	\$4,632
Lot	\$81,800	School	\$383 (2026)	Common Exp.	
Building	\$360,200	Infrastructure		Electricity	\$580
		Water		Oil	
				Gas	
Total	\$442,000 (90.27%)	Total	\$3,155	Total	\$5,212

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	11.2 X 11.3 ft	Wood		

2	Kitchen	12.9 X 10.4 ft	Wood	quartz counters
2	Primary bedroom	11.11 X 10.4 ft	Wood	
2	Bedroom	9.3 X 7.6 ft	Wood	
2	Bathroom	5.7 X 8.3 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage			SS2 8	Private portion
Storage space			SS2 R36	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows	Aluminum	Cadastre - Parkg (incl. pr	Garage - 1
Window Type	French door	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	Built-in, Heated, Single width
Washer/Dryer (installation)	2nd level (2nd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Intercom, Electric garage door opener	View	
Building Amenity	Roof terrace, Garbage chute, Common areas, Indoor storage space, Fitness room, Elevator	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

All window coverings, all light fixtures, Samsung refrigerator, Blomberg stove, Bosch dishwasher, Whirlpool washer/dryer

Exclusions

Remarks

Beautiful 2-bedroom condo located in the heart of downtown Montreal! Includes indoor parking and a storage locker. Enjoy a rooftop terrace with stunning 360° panoramic views, a fully equipped fitness centre, and a secure building with an on-site concierge. Just steps from public transit, universities, restaurants, shops, and more.

Addendum

Condo Features:

- Indoor parking space and storage locker included
- 9-foot ceilings
- Kitchen equipped with a hood fan, Bosch refrigerator and dishwasher
- In-unit washer and dryer
- Central air conditioning and heating
- Condo fees include hot water, building insurance and maintenance
- Available for occupancy within 30 days or less

Building Features:

- Rooftop terrace offering beautiful 360° views of the Montreal skyline and surrounding mountains
- Fully equipped fitness centre located on the main floor
- Secure building with double-locked entry doors, intercom system, surveillance cameras and an on-site concierge

Location:

- Ideally located in the heart of downtown Montreal, offering easy access to everything the city has to offer .
- Approximately a 5-minute walk to public transit
- Close to Concordia University and McGill University
- Walking distance to parks, restaurants, shops and essential services

Sale with legal warranty of quality

Seller's Declaration

Yes SD-39511

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.



Frontage



Interior



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Hall



Primary bedroom



Primary bedroom



Bedroom



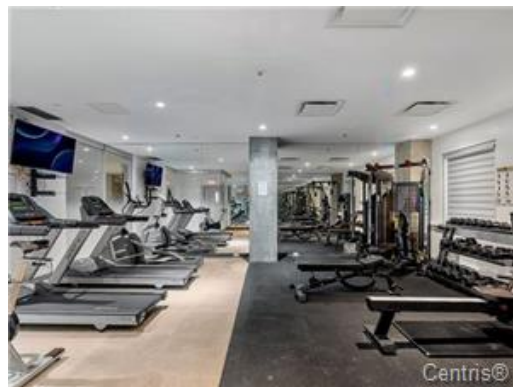
Bedroom



Bathroom



Balcony



Exercise room



Other



Other



Garage



Frontage



Total area sq. ft.
Total Floor Area sq. ft.
Excluded Area sq. ft. sq. ft.
Floor Plan created by: [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

Centris®

Other