

ROYAL LEPAGE VILLAGE
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Centris No. 11963868 (Active)

[See all pictures](#)



\$474,900

**1288 Av. des Canadiens-de-Montréal, apt. 2714
 Montréal (Ville-Marie)**

H3B 3B3

Region Montréal
Neighbourhood Central
Near de la Montagne

Body of Water

Property Type	Apartment	Year Built	2016
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-10-13)
Floor	20th floor and up	Special Contribution	
Total Number of Floors	50	Meeting Minutes	Yes (2025)
Total Number of Units	553	Financial Statements	Yes (2026)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	623 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	Yes (2026)
Lot Size		Maintenance log	Yes (2025)
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	5888783	Contingency fund study	Yes (2025)
Cadastre of Common Portions	5882727, 5882730, 5882731, 5882732, 5882733, 5882734, 588273	Cert. of Loc. (divided part)	Yes (2016)
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	\$3,615 (2026)	Condo Fees (\$476/month)	\$5,712
Lot	\$133,800	School	\$458 (2026)	Common Exp.	
Building	\$412,200	Infrastructure		Electricity	\$600
		Water		Oil	
				Gas	
Total	\$546,000 (86.98%)	Total	\$4,073	Total	\$6,312

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	1+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	

27th floor	Kitchen	4.3 X 10.1 ft	Wood	quartz counters
27th floor	Living room	10.10 X 9.4 ft	Wood	
27th floor	Bedroom	8.10 X 9 ft	Wood	
27th floor	Den	11.9 X 10.10 ft	Wood	office
27th floor	Bathroom	7.8 X 5.2 ft	Ceramic	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		5888481	Private portion	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		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)	27th floor (Other)	Carpport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Air exchange system, Sprinklers, Intercom, Sauna	View	Panoramic, View of the city
Building Amenity	Roof terrace, Balcony/terrace, Common areas, Hot tub/Spa, Sauna, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, Commuter train, Highway, Hospital, Metro, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, oven, cook top, hood-vent, microwave, dishwasher, stackable washer/dryer, all curtains and fixtures, all light fixtures, storage space (common portion : 0717-A), and parking spot (private portion : P7-26)

Exclusions

Remarks

Luxury living on the 27th floor in the heart of Ville-Marie. This bright, open-concept kitchen-living room condo has 1 bedroom + den, 1 bathroom, and is 623 sq. ft. Indoor parking, storage locker, all appliances included - oven, cook top, fridge, dishwasher, microwave included. Located in the prestigious Tour des Canadiens, Montreal's first and only sports & entertainment complex that sits right on top of the Canadiens' home ice at the Bell Centre. Walking distance to la Gare Windsor, metro Lucien L'Allier, shops, restaurants, and access to Montreal's vast underground city.

Addendum

Experience a premier urban living from the 27th floor of one of the most prestigious buildings in Montreal. Tour des Canadiens offers a collection of spectacular amenities and finishes that create a truly refined living environment. The condo features 1 bedroom plus den, perfect for office space or a 2nd bedroom and includes a private indoor parking spot and a storage locker.

Features:

- Euro style appliances; quartz backsplash and breakfast island (all appliances included)
- Open concept kitchen/living room
- Large walk-in closet
- Space for 2nd bedroom and/or office
- Modern ensuite bathroom with a glass shower and rain shower head

Building Amenities:

- Landscaped outdoor terrace with pool, cabanas, barbecues, and breathtaking views of the city
- Modern fitness centre with separate exercise room
- Contemporary party room with bar and kitchenette
- Business centre and conference room
- Exotic rain spa
- Games room with big screen tv, surround sound, pool tables, foosball table
- "Sky Lounge" on the 49th floor
- Bicycle storage area with air pump
- 24/7 security and concierge
- Direct access to the Bell Center and the Montreal underground city

Sale with legal warranty of quality

Seller's Declaration

Yes SD-35504

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.



Exterior



Kitchen



Living room



Living room



Bedroom



Bedroom



Walk-in closet



Bathroom



Den



Reception area



Exercise room



Exercise room



Exercise room



Other



Other



Exterior

