



Royal LePage Wolle Realty
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519-578-7300



Welcome to a lifestyle of unparalleled convenience and modern comfort, perfectly positioned at the vibrant crossroads of Kitchener and Waterloo! This immaculate two-storey townhome in a sought-after complex is a true gem, boasting three bedrooms and 1.5 baths. Step inside to be greeted by a tiled foyer, leading you into a sun-drenched main floor adorned with elegant engineered hardwood. Fall in love with the bright kitchen, a chef's delight featuring stunning quartz countertops, a chic backsplash, a new faucet, and a central island that overlooks the dining area—perfect for entertaining! The main floor also offers a cozy living room, a convenient 2-piece powder room, and a laundry room. Upstairs, new broadloom leads you to three spacious bedrooms, including a relaxing primary retreat, a full 4pc bathroom, and ample storage. Step outside to your own private, fenced patio, an ideal oasis for summer barbecues. Recent updates include NEW AC system (2023), New water softener (2023) New Quartz countertops in the kitchen and bathrooms (2024) Freshly painted interior throughout (2025) New Broadloom in all living areas (2024). Meticulously maintained and freshly painted in neutral tones, this home is a fantastic opportunity. Enjoy the ease of one exclusive parking space, ample visitor parking, and surprisingly low condo fees that cover exterior maintenance, building insurance, and more! Nestled in a fantastic neighbourhood with top schools, you're just moments from The Boardwalk, grocery stores, Tim Hortons, and a short drive to both universities. Don't miss this move-in-ready haven!

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



ROYAL LePAGE
EXECUTIVE CIRCLE
AWARD 2022



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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
7B-931 GLASGOW STREET
KITCHENER, ON N2N 0B6
3 Bedroom | 1.5 Bathroom | 1,643 SqFt

Built in 2011 | \$3,323.82/2025

Condo Fees - \$352.00

Building Insurance, Common Elements, Parking

www.931glasgowunit7b.ca

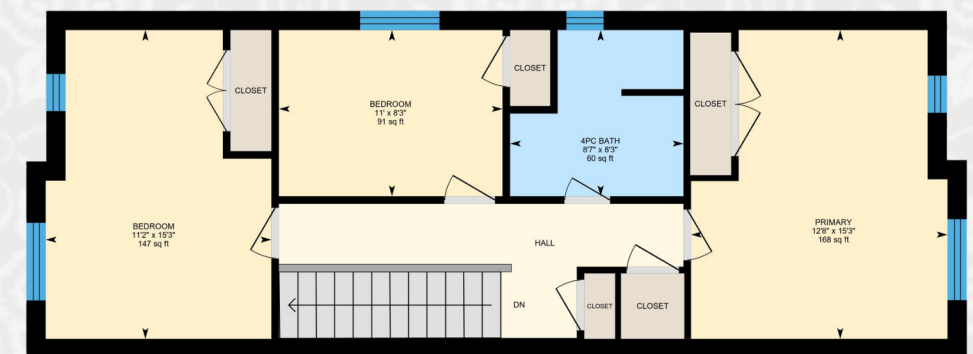
Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- 3 Bed & 1.5 Baths
- Private Fenced Patio at Front
- Engineered Hardwood Flooring
- Bright Kitchen
- Quartz Countertops in Kitchen and Bathroom 2024
- Stylish Tile Backsplash
- New Kitchen Faucet
- Center Island
- All appliances included
- 2pc powder room
- Utility room with Laundry area
- Air Conditioning 2023
- Gas Furnace
- New Broadloom 2024
- New Water Softener 2023
- Freshly Painted Interior 2025
- Close proximity to Schools, Grocery and more
- Bus Transportation nearby
- Walking trails and parks
- Short distance to Ira Needles Boardwalk
- Low Condo Fees

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Empire P.S.	BUSED
7-8	Centennial P.S.	BUSED
9-12	Kitchener-Waterloo C.I.	BUSED

Waterloo Catholic District School Board

JK-8	St. Timothy	BUSED
9-12	Resurrection Catholic Secondary School	NOT BUSED