

Halifax West

# 2500 Connaught Avenue

\$799,900



## Ernie Buote, FRI

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## Description

Welcome to 2500 Connaught Avenue — a bright, spacious and character-filled home in the heart of Halifax West. Tucked away on a picturesque, tree-lined boulevard, this home offers great curb appeal and privacy in one of the city's most sought-after neighborhoods. Inside, the main floor unfolds with generous living spaces, including an updated kitchen featuring timeless cabinetry and sleek granite countertops. The adjoining dining room is perfectly sized for gatherings, while the expansive living room, anchored by a classic wood-burning fireplace, invites cozy evenings and relaxed entertaining. Step outside to a private, west-facing backyard

— an ideal retreat for hosting or simply enjoying the outdoors. A flexible main-level room offers endless possibilities as a home office, guest suite, or family room, complemented by a convenient three-piece bath and laundry area. Upstairs, you will find three very comfortable bedrooms and a stylish four-piece bath designed for modern living. Thoughtful upgrades such as energy-efficient heat pumps, new windows, and a low-maintenance exterior enhance both comfort and practicality — making this home as functional as it is welcoming. The walk out basement offers great potential for future development or keep the space as is for convenient and accessible storage options. Located in Sir Charles Tupper School catchment, next door to tennis courts and play grounds. Easy walking distance to shops and restaurants on Quinpool.

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## Specifications

|                         |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| MLS <sup>®</sup> Number | 202526909                                                          |
| Class                   | Residential                                                        |
| Type                    | Single Family                                                      |
| Bedrooms                | 3                                                                  |
| Bathrooms (full/half)   | 2/0                                                                |
| Main Living Area        | 1,702 sq. ft.                                                      |
| Total Living Area       | 1,702 sq. ft.                                                      |
| Age                     | 86 years old                                                       |
| Parking                 | Driveway                                                           |
| Flooring                | Ceramic,Hardwood,Porcelain                                         |
| Heating                 | Baseboard,Fireplace,Heat Pump -Ductless,Hot Water,Ductless Cooling |
| Fuel Type               | Electric,Oil,Wood                                                  |
| Water Source            | Municipal                                                          |
| Sewage Disposal         | Municipal                                                          |

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# Room Sizes

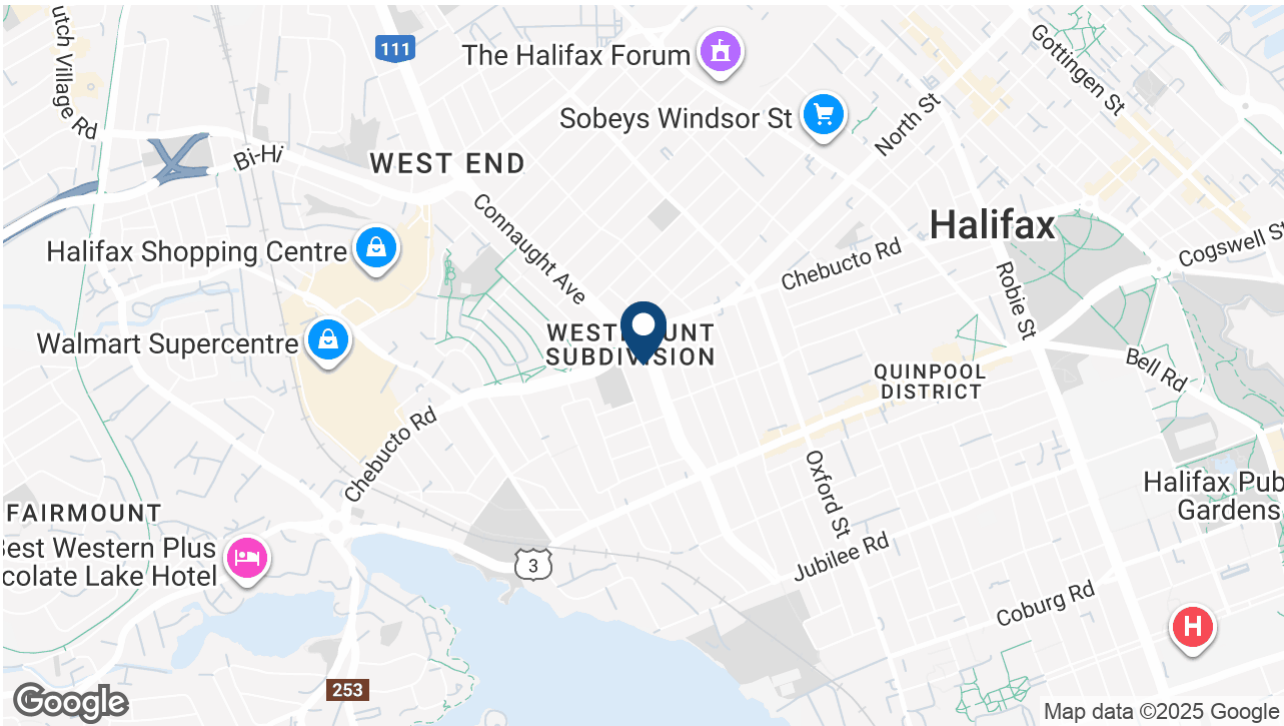
## Main Floor

|             |              |
|-------------|--------------|
| Living Room | 18 X 15.8    |
| Kitchen     | 12.11 x 11.2 |
| Dining Room | 11.2 x 11    |
| Family Room | 13.8 X 12    |
| Bath 1      | 6.11 X 5     |
| Laundry     | 13.8 X6.3    |

## 2nd Level

|                 |             |
|-----------------|-------------|
| Primary Bedroom | 12.4 X 11.7 |
| Bath 2          | 8.4 x 5.11  |
| Bedroom         | 12.4 X 11.2 |
| Bedroom         | 11.6 X 8.2  |

# Location





# Photos

