

Spotlight on Real Estate

October 20, 2026

Pull-out section



A piece of Westmount real estate that is not for sale, King George (Murray Hill) Park on October 15.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

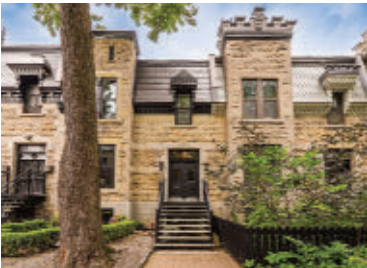


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Real Estate

ANDY DODGE

September sales: Spike! To all-time high!

Grosvenor Ave. south of The Boulevard. The lowest mark-up over valuation was 4.66 percent.

Prices all above evaluations

It is important to note that this is the first time since the 2023 valuation roll came into effect in January 2023 that all of the month's residential sales were above the municipal valuations. The average mark-up for the month was a whopping 29.8 percent, by far the highest average mark-up compared to either the 2026 or even 2023 valuations.

There were no condominium sales transacted in September, so that leaves two condo sales in July and another two in August to make up the third-quarter sales list. All four were in apartment buildings, ranging from \$685,000 to \$3,550,000, two below valuation and two above for an average mark-up of 5.1 percent.

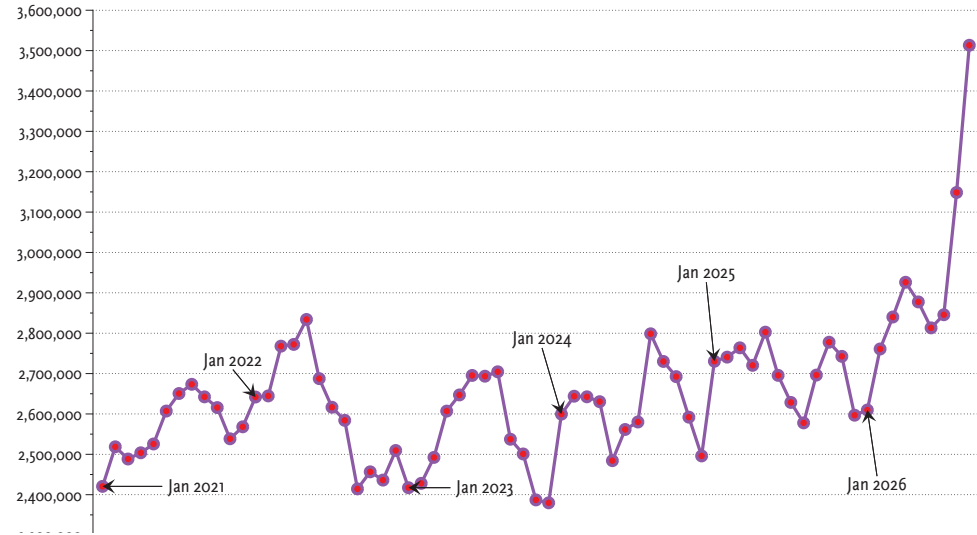
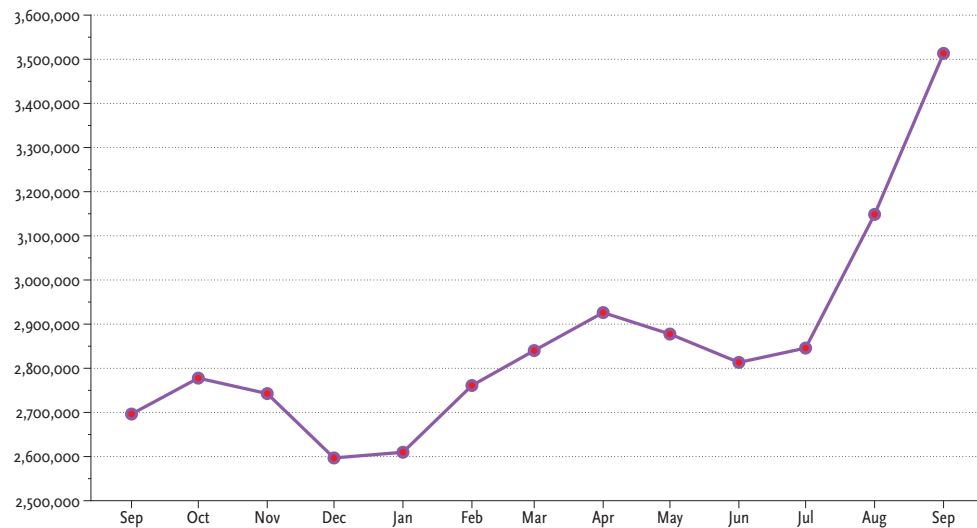
The seven house sales in Westmount in September were matched by seven in adjacent-Westmount areas, including three houses on Grey, Marlowe and Northcliffe avenues, one townhouse on Trafalgar Place, just east of Côte des Neiges Rd., one co-op apartment in the Gleneagles Apartments, 3940 Côte des Neiges, and two in Manoir Belmont, 2333 Sherbrooke St. West.

Westmount's real estate market is still somewhat slow, with 135 listings at last count, down one since mid-September. Twenty of those listings were asking less than \$2 million (none less than a million) and 46 more were asking between \$2 and \$3 million. The number asking over \$10 million has dropped by one, and the number asking between \$5 and \$10 million is down by three.

The lowest asking price right now is \$1,159,000.

So far this year, 19 houses have been rented, the same number as last year, while 23 – compared to 22 last year – are still

Average adjusted price for 'typical' Westmount house, by month, January 2021 to September 2026, based on accepted offer dates

**Last 12 Months**

being marketed for rent. The 19 posted as being rented drew rates between \$3,400 to \$12,500 per month. The lowest rate advertised in Westmount right now is \$4,500,

for a house that has been on the market at least since February, while the highest rate is \$21,800 for a property that has been on the market for more than a year.

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Within sight of Glen super-hospital

\$110-million Bosco rental project welcomed new tenants in June

By JENNIFER BALL

This June, the \$110-million Bosco project in NDG added 231 residential units to the local rental market as well as four commercial spaces. Some tenants have moved in already and could be enjoying monthly rental pricing that is lower now than it was in February.

Bosco is located at Decarie Blvd. and Crowley Ave. across from the McGill University Health Centre’s (MUHC) Glen super-hospital. Its civic addresses are 1050 Decarie for Tower A and 1048 Decarie for Tower B.

Its units are spread out as follows:

- 1050 Decarie/Tower A: 94 apartments,
- 1048 Decarie/Tower B: 137 apartments over 12 floors, including four commercial spaces over six floors.

Estelle Durrieu, strategic marketing manager for the developer, Pur Immobilia, provided a statement on October 2 and confirmed the development’s offerings, unit dimensions and pricing, as follows:

- Studios from 489 square feet to 535 square feet, starting at \$1,514/month,
- 1-bedrooms from 541 square feet to 741 square feet, starting at \$1,831/month,
- 2-bedrooms from 788 square feet to 1,017 square feet, starting at \$2,284/month,
- 3-bedrooms from 1,078 square feet to 1,268 square feet, starting at \$3,486/month,
- Townhouses from 1,078 square feet to 1,221 square feet, starting at \$3,502/month.

This pricing is different from what Vanessa Choquette, director of operations,



Bosco is located at Décarie Blvd. and Crowley Ave., across from the McGill University Health Centre’s Glen super-hospital. Its “Tower A” is at left and Tower B is at right, as seen October 17.

real estate development at PUR Immobilia, provided on February 11.

Choquette did not provide pricing for townhouses this past February, but studios, two-bedrooms and three-bedrooms are now cheaper, while one-bedrooms are pricier. The February pricing was:

- Studios from 489 square feet to 535 square feet, starting at \$1,810/month,
- 1-bedrooms from 541 square feet to 741 square feet, starting at \$1,985/month,
- 2-bedrooms from 788 square feet to 1,017 square feet, starting at \$2,700/month,
- 3-bedrooms from 1,078 square feet to 1,268 square feet, starting at \$3,500/

month.

Commercial spaces empty, residential vacancy not public

Durrieu said in the October 2 statement that the developer has not yet found tenants for the four commercial spaces at 1048 Décarie. In October 2025, Choquette said they were “targeting healthcare and professional office space” for the commercial component of the project.

Some residential tenants moved in in June, although Durrieu would not say what percentage of rental units in the project are currently filled.

Bosco has an on-site leasing team located at 1050 Decarie Blvd., suite 100. Given the proximity to the McGill University Health Centre, it is offering accommodation specifically for the institution’s employees and furnished apartments for short-term rental.

The construction company is Corsim and the architect is Atelier Chaloub Architects. Claridge and Félix Langevin-Péladeau of DACC are also partners in the development.

See March 17, p. SL-9, October 21, 2025, p. SL-8 for previous coverage.

Work continues at 4269 St. Catherine just east of Clarke

PHOTOS: INDEPENDENT.



May 23



October 17



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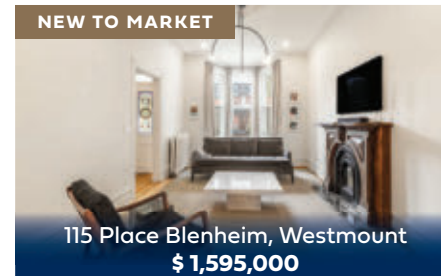
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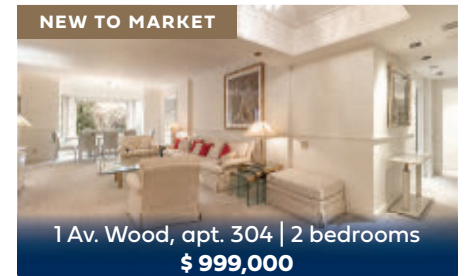
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Started in early 2025 – Opening planned for late 2025 – Will large addition open this year?

Spokesperson mum on when expansion of Grey Ave. Pharmaprix in NDG will be completed

By JENNIFER BALL

The original end date for the Grey Ave. Pharmaprix expansion – in which four commercial spaces on Sherbrooke in NDG just west of the Westmount border are being absorbed by the store – was 2025, but an opening does not appear imminent.

The site, at 5024-38 Sherbrooke, is one lot of three buildings owned by 2964 0968 Quebec Inc. It is the first property one encounters on the south side of Sherbrooke after one has left Westmount and is in NDG (see January 28, 2025, p. 1 and 15, September 16, 2025, p. SL-8 and March 17, p. SL-20 for previous coverage).

The pharmacy at 5038 Sherbrooke, corner Grey Ave. – which remains open during the expansion – is taking over this commercial space to its east.

Work commenced on the expansion in winter of 2025.

The Shoppers Drug Mart Corporation is a wholly owned subsidiary of Loblaw Companies Limited and is the licensor of retail drug stores operating under the name “Shoppers Drug Mart” and, in Quebec, “Pharmaprix.”

In a statement that Geneviève Poirier, senior manager in the communications department at Loblaws, provided to the *Independent* in January 2025, Poirier said, “We are thrilled to be expanding our Westmount [adjacent] location by 7,000 square feet, significantly enhancing the shopping experience [and] the renovations are expected to be completed by the end of 2025, with the official opening of the expanded store taking place shortly thereafter.”

Flash-forward to October 2026. The interior space sports polished concrete floors and a completed ceiling, but the *Independent* could see that the official opening will not be soon. Interior walls are still being



5024-38 Sherbrooke is one lot of three buildings owned by 2964 0968 Quebec Inc. Looking through a window into the worksite indicated that the ceiling is completed as well as the flooring, as seen October 6.

worked on and the site could be described as an empty interior space.

On September 28 and October 5, the *Independent* reached out to ask Poirier for an update, asking to know what milestone the project is currently at and when the official opening of the expanded store is scheduled for.

There was no response by the *Independent's* print deadline.



The exterior of 5024-38 Sherbrooke. From east to west, it used to house the Taj Mahal Indian restaurant, the Crossroads/Liquid Lounge/Garrison House bars, and the La Maison de Seoul Korean and Claremont restaurants. The Pharmaprix is at right. As seen October 6.

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 Outremont



\$2,898,000
 350 Kensington
 Westmount



\$2,350,000
 11 O'reilly, PH3.5
 Nun's Island

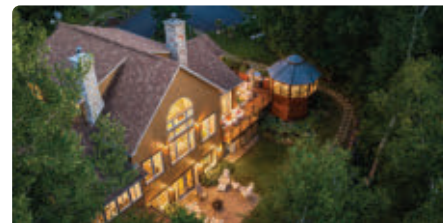


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 114 Docteur
 Pierrefonds



\$1,798,000
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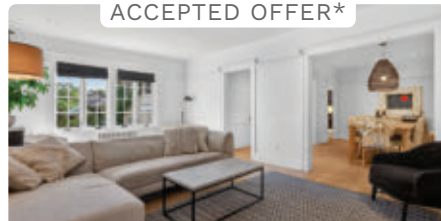
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 Saint-Hippolyte



\$1,399,000
 3940 Côte-des-Neiges, apt. B52
 Ville-Marie

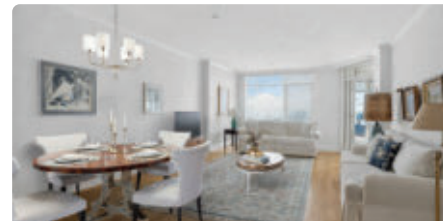


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 Hudson



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\$1,199,000
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 Ville-Marie



\$849,000
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 Westmount



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 Le Plateau-Mont-Royal

*subject to conditions

Affordable?

Federally subsidized NDG rental project announces its rents

By JENNIFER BALL

The NDG rental project formerly known as Station C established its inventory pricing grid in October. It was re-branded as Hallō this year (see September 15, p. SL-22). It is offering rental units over 20 storeys and occupancy is expected by the spring of 2027.

Hallō’s civic address is 5315 Crowley, across from the Glen super-hospital of the McGill University Health Centre (MUHC).

The Canadian Home and Mortgage Corporation (CMHC) provided over \$100 million in low-interest loans through its Apartment Construction Loan Program and a flyer that Anna Gainey’s team sent to her constituents in the summer of 2025 touted, “The Station C development will offer 287 affordable rental units ...”.

Federally, affordability is defined by CMHC as no more than 30 percent of pre-tax income being spent on housing. This is the core affordability standard used in CMHC’s Acceptable Housing and Core Housing Need frameworks.

Hallō’s rental pricing is:

- Studios start at \$1,310 a month,
- one-bedroom units start at \$1,510 a month,
- two-bedroom units start at \$2,020 a month,
- three-bedroom units start at \$3,010 a month.

Is this affordable by Quebec standards?

The *Independent* received a statement from Roxane Brulin, communications of-



ficer, media relations at Statistics Canada, on October 16 that read, “According to the 2021 Census of Population, the average total income for individuals in Québec was \$51,160 in 2020. Please note that the Census of Population only disseminates annual income data.”

Brulin confirmed to the *Independent* on October 16 that this “total income” is before tax.

Using the Bank of Canada’s CPI inflation data, a Quebec income of \$51,160 in 2020 equates to \$61,700 in 2026, or roughly \$5,141 monthly.

Respecting the CMHC affordability guidelines, an individual with approximately \$5,141 in income a month should spend no more than \$1,542 a month on rent, which would exclude all the two-bedroom and three-bedroom units.

Brulin also communicated that, “Neither the Census of Population nor the T1 Family File [which is one of Statistics Canada’s major administrative data programs derived from CRA T1 Income Tax and Benefit Returns] publishes data at the borough [of Montreal] level.”

See September 15, SL, 22, and for previous coverage see May 12, SL-20, March 17, p. SL-8, September 16, 2025, p. SL-18, September 30, 2025, p. 8.)

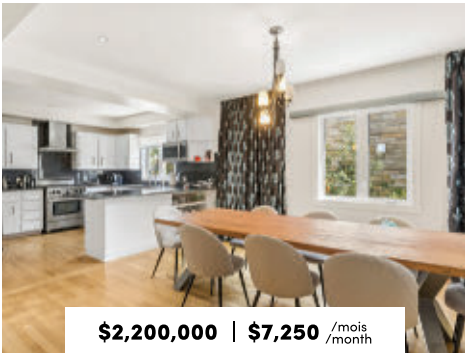
◀Hallō’s worksite at 5315 Crowley is across from the Glen super-hospital of the McGill University Health Centre (MUHC). This view of its east side was photographed from Decarie Blvd. on October 17.

Looking finished on Murray Hill Ave. ... less so on Mountain Ave.



As seen from Westmount Ave., left, and near Montrose on October 17.

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\$2,200,000 | \$7,250 /mois /month

378 AV. OLIVIER
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477 AV. PRINCE-ALBERT
WESTMOUNT



\$2,999,000

117 AV. ARLINGTON
WESTMOUNT



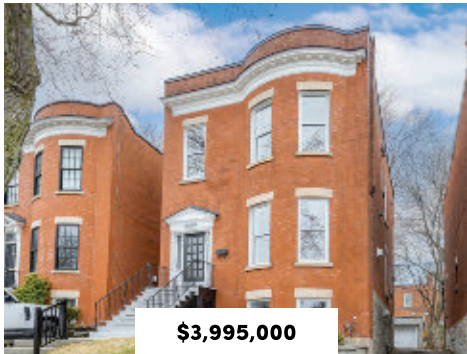
\$3,095,000

555 AV. ARGYLE
WESTMOUNT



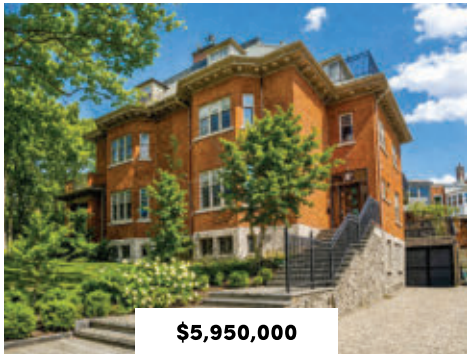
\$3,750,000

529 AV. CLARKE
WESTMOUNT



\$3,995,000

473 AV. STRATHCONA
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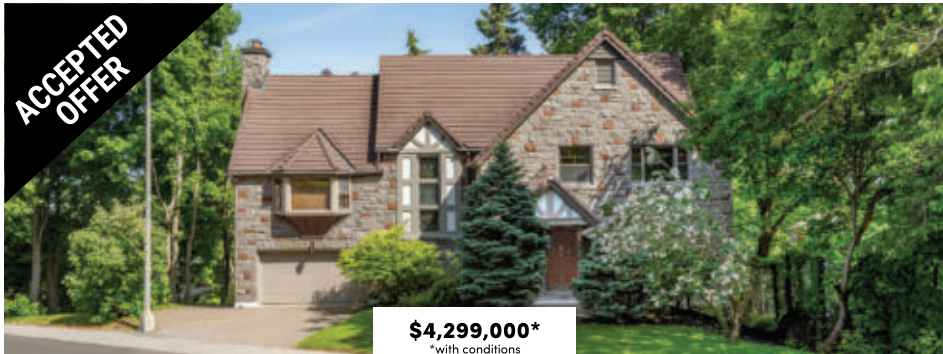
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667 AV. BELMONT
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'All-glass' wall fronting on Greene planned: Mulé
Vago looks to open street-level entrance, possible downstairs bar

By JENNIFER BALL

Vago is working to change its entrance. The units formerly occupied by Globex and Promenade on the west side of Greene below Sherbrooke are currently under construction (see also May 12, p. SL-23).

The *Independent* spoke with Tommaso Mulé, senior partner at Vago, on October 9, about construction at the site. He said, "It's still a little bit preliminary and not everything is finalized, but the façade of the building is getting renovated. It's going to be all glass, it's going to be beautiful and our front of the restaurant is going to be at street level.

"There are still going to be stairs [but re-configured] and we might have another bar downstairs, but it is still very preliminary."

Currently diners have to ascend a short staircase to be seated at Vago restaurant. Mulé said, "There's people that have been living in Westmont for 20 years and walk by us and they don't even know that we're here."

In the project's blueprints, he said, "The ceiling is going to be very high. There's going to be a nice chandelier there – that I know – but the rest, it's still very preliminary."



At left, construction where the new entrance is planned, and, at right, the current entrance, as seen October 10.

He said the completion of the renovation for the front of the restaurant is looking like January but "It's not official. We are trying to [currently get through the

day to day] and then figure it out when the time comes."

According to the Montreal property roll, 1334-36 Greene Ave. – which was built in

1932 and covers three floors – is owned by the Life in Greene Limited Partnership, whose office is located at 614 St. Jacques/James St. in Montreal.

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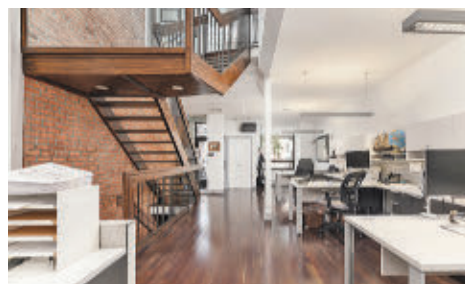
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NOTRE-DAME-DE-GRÂCE

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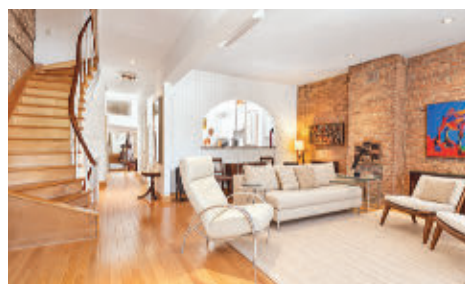
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WESTMOUNT

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\$1,999,999

3542-3544A AYLMER
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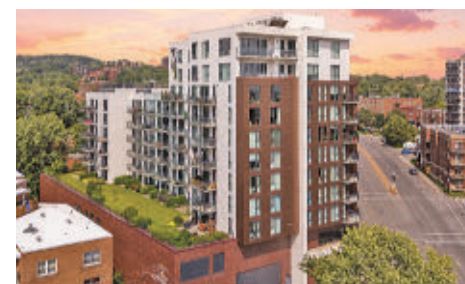
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BEDS: 3+1 | BATHS: 2 **\$1,750,000**



29 WINCHESTER, WESTMOUNT
BEDS: 4+1 | BATHS: 2+1 **\$1,650,000**



4649 DE LANAUDIÈRE, LE PLATEAU
BEDS: 3+1 | BATHS: 2 **\$1,380,000**



314A KENSINGTON, WESTMOUNT
BEDS: 3+1 | BATHS: 2 **\$1,198,000**



4 FENWICK, MONTRÉAL-OUEST
BEDS: 4 | BATHS: 2 **\$1,175,000**



1700 DOCTEUR-PENFIELD 15, VILLE-MARIE
BEDS: 2+1 | BATHS: 2 **\$1,050,000**



NEWLY PRICED
3577 ATWATER 1016, VILLE-MARIE
BEDS: 2+1 | BATHS: 2+1 **\$998,000**



\$3,298,000

102 LINWOOD
MONT-ROYAL
BEDS: 5 | BATHS: 3+2



\$2,975,000

420 - 424 LANSDOWNE
WESTMOUNT
TRIPLEX



\$2,195,000

3640 NORTHCLIFFE
CDN/NDG
BEDS: 3+1 | BATHS: 2+2



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\$1,325,000

2382 GRAND
CDN/NDG
BEDS: 4 | BATHS: 2

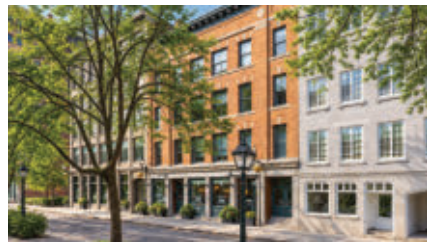
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12 PARKSIDE, VILLE-MARIE
BEDS: 3 | BATHS: 2 **\$968,000**



4700 STE-CATHERINE O. 408, WESTMOUNT
BED: 1 | BATHS: 2 **\$968,000**



361 D'YOUVILLE 52, VILLE-MARIE
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INTRODUCING



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1210 DE MAISONNEUVE O. 4G, VILLE-MARIE
BED: 1 | BATH: 1 **\$699,000**

INTRODUCING



4100 CÔTE-DES-NEIGES 15, VILLE-MARIE
BEDS: 4 | BATHS: 2+1 **\$698,000**

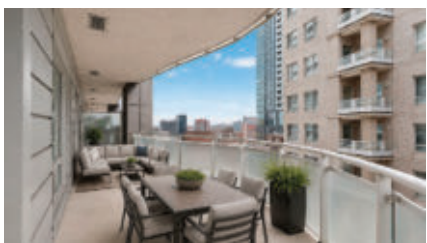


1250 DES PINS O. 1040, VILLE-MARIE
BEDS: 2 | BATHS: 2 **\$689,000**

INTRODUCING



7400 ST-LAURENT 206, VILLERAY
BEDS: 2 | BATH: 1 **\$629,000**



405 DE LA CONCORDE 1501, VILLE-MARIE
BEDS: 2 | BATHS: 2 **\$615,000**



765 BOURGET 219, LE SUD-OUEST
BEDS: 2 | BATH: 1 **\$599,000**

NEWLY PRICED



300 BOURGET 201, LE SUD-OUEST
BEDS: 2 | BATH: 1 **\$595,000**



Retail Review
VERONICA REDGRAVE

Westmount has a new neighbour. This one is beautiful – in all senses.

Clinique MIKA Medi Spa offers a range of services to enhance one’s appearance. For the past few months, co-owners Natasha Malka and Kara Gomes have given special treatments to “men and women, and all skin colours,” by offering the latest in technological advances.

They say infra-red sauna is excellent for “cleansing and de-toxing, as well as lymphatic drainage.” Many of their customers take the “contrast therapy circuit” – first the sauna, then a vibrating plate (“tones the body”), moving on to a body scrub in the shower, and finally to a cold-rainfall therapy, which aims to tighten pores, leaving customers feeling energized.

MIKA not only offers red-light therapy, a non-invasive skin-tightening method, but also sells the machines: the small red-light LED hand-held as well as a best-selling facial mask.

The MIKA “pause that refreshes” is a red-light therapy booth where clients sit

MIKA working to bring beauty to Westmounters

for 15 minutes (“sometimes on their lunch break”).

“Red-light therapy is used by athletes. The hand-held one is convenient for sore wrists or leg areas. It helps muscle recovery.”

MIKA services include laser hair removal, using Candela GentleMax Pro, as well as spider veins removal. Their IPL (intense pulse light) aims to rejuvenate skin and address sunspots. VelaShape III for body contouring and cellulite reduction has been “popular all summer.”

Kara and Natasha advise customers on ZO Skin Health: the medical-grade skincare line that they carry.

Kara, also co-owner with a doctor and nurse of her first site MIKA on St. Laurent, is well known to many. She was a *Dragons’ Den* winning contestant.

Along with the latest professional beauty technology, there is a touch of nostalgia. Kara named her clinics after her father’s first business: Mika.

MIKA
4431 St. Catherine St. (between Kensington and Metcalfe)
514.384.6262
Cliniquemika.com



Natasha Malka and Kara Gomes.

Destruction of work greenhouses begins



These “work greenhouses” behind Victoria Hall are being dismantled (see September 22, p. 1 for details). Work began October 13, according to the city website. These photos are from October 19.



Mare Dimitropoulos

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MLS 10216380

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BACKING ONTO MURRAY HILL PARK

DOUBLE GARAGE

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Westmount Square’s \$18.4-million reno currently still in phase two

By JENNIFER BALL

Phase two of Westmount Square’s \$18.4-million infrastructure renewal project started this spring. It will continue until November when there will be a break for winter.

The entire project is expected to be completed in the spring of 2027.

The plan includes the complete replacement of two main water supply lines to prevent potential future failures and is part of a broader outdoor plaza re-construction and water infrastructure replacement.

Trench dug, filled in, landscaped

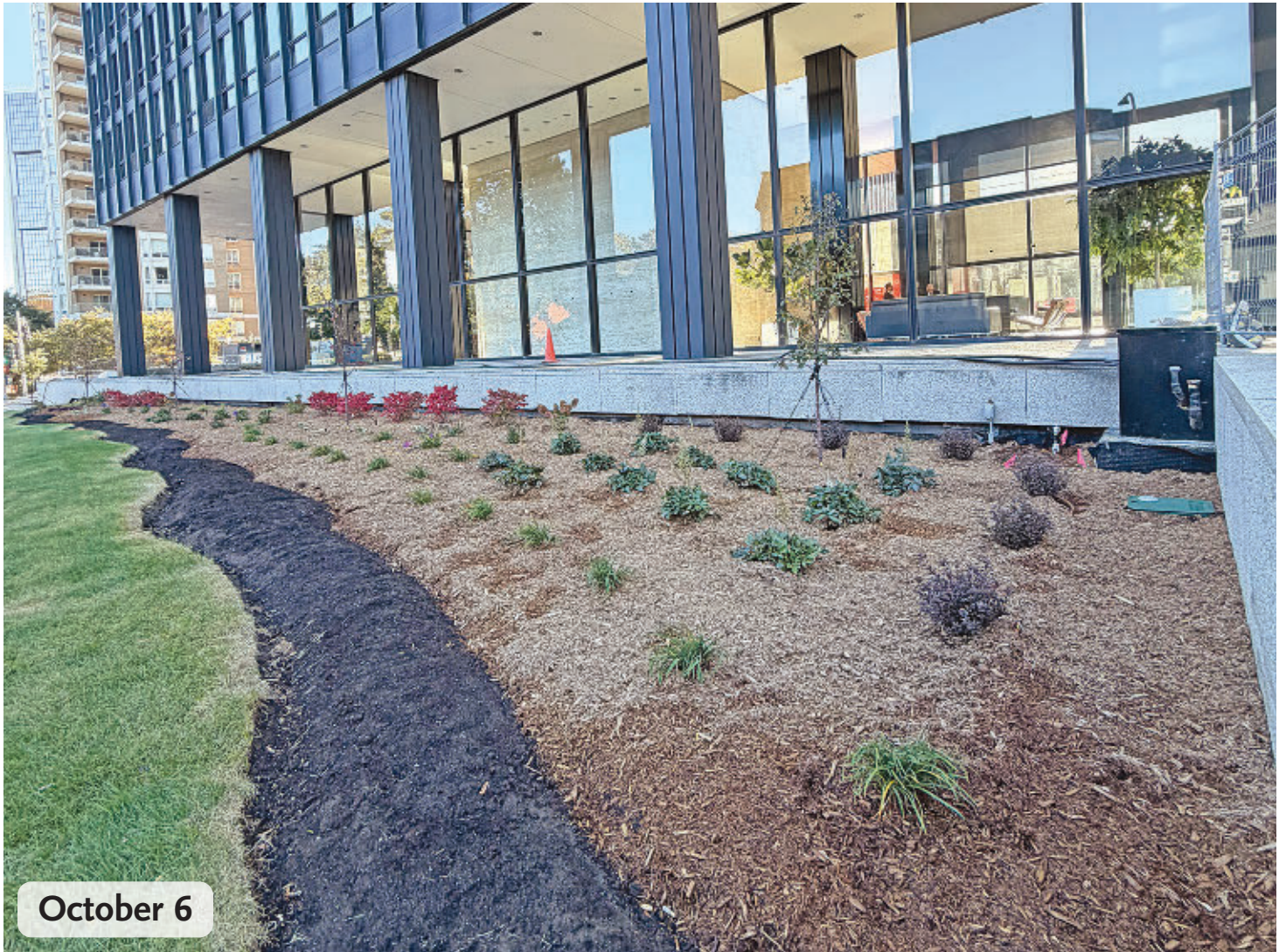
In front of the two residential towers (2 and 3) – on de Maisonneuve between Wood Ave. and Greene Ave.– a large trench was dug in the middle of April to replace a water membrane.

The week of September 14 saw completion of that part of the project, including new landscaping with trees and flowers.

In spring/summer 2027 and 2028, the exterior towers (2 & 3) were to be painted and a line item in the project’s budget is “exterior tower painting,” slated to cost \$1,800,000, with 100 percent of that cost to be borne by residents.

A source told the *Independent* in

►The sprinkler system was ripped out at de Maisonneuve and Greene Ave. to replace the membrane this spring. As seen on October 6, the space was filled in and landscaping complete with new plants and trees.



The sprinkler system was ripped out at de Maisonneuve and Greene Ave. to replace the water membrane. As seen on May 3.

Cost breakdown

**Residential-only portion, for towers 2 and 3
(100% of the costs borne by residents):**

Main galvanized domestic water pipes tower 2 and 3:	\$800,000
P1 (parking level one) expansion joint and membrane:	\$2,000,000
Exterior towers painting:	\$1,800,000
OTIS elevator EMS:	\$70,000
Fan coils drain and repair:	\$3,400,000
Total:	\$8,070,000

**‘Syndicate’ portion (to be borne by Creccal and residential owners,
with 53 percent of the costs going to the residents):**

Exterior plaza membrane and loading dock:	\$8,000,000
Cooling tower repairs:	\$250,000
Generator temporary connections:	\$110,000
Generator replacement:	\$1,750,000
Separation of electricity/gas/water:	\$250,000
Total:	\$10,360,000

From the residents’ point of view:

100-percent portion:	\$8,070,000
53 percent of shared (\$10,360,000):	\$5,490,800
Total:	\$13,560,800

October that there is still discussion surrounding the painting of the two residential towers, and also about the timing.

Some residents are questioning why the residential towers would be painted if there are no plans to paint the retail concourse and the two office towers (1 & 4), which Creccal Investments Ltd. owns.

The *Independent* asked Amir Chouyoukh, property manager at Creccal Investments Ltd., on October 5 if Creccal is planning to paint the retail concourse and the two office towers at the same time that the two residential towers will be painted.

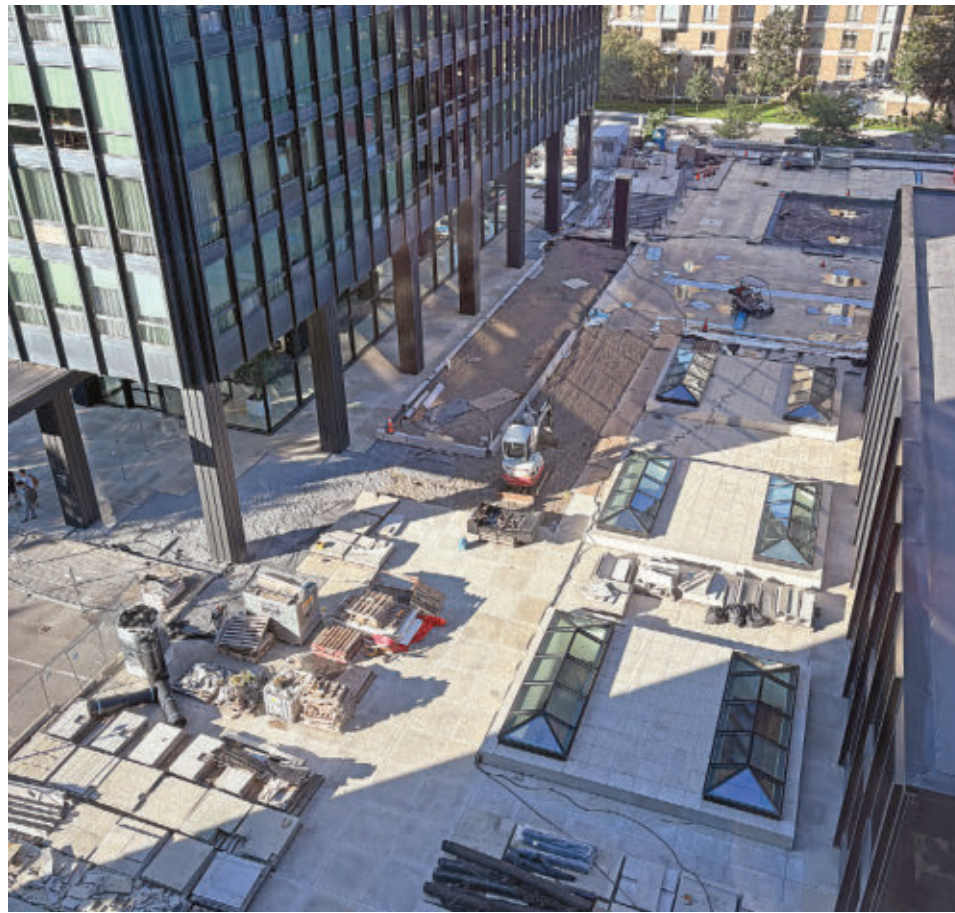
There was no response by the *Independent's* print deadline.

Cost to residents

For residents, the cost of the project amounts to approximately \$37 per square foot per residential unit.

On October 2, the *Independent* found a 1,390 square foot Westmount Square residential unit for sale on Centris, implying a total special assessment for that random unit of \$51,430. Installments started in July 2025. January, April, July and October payments were to be remitted in 2026 and four each are scheduled in 2027 and 2028.

SA Construction – which specializes in concrete repair and waterproofing – is carrying out the exterior plaza work, and Charbonneau Plumbing is carrying out



Aerial view of work on the terrace surrounding commercial tower number 1 and residential tower 2 on September 5.

some of the work on the water infrastructure replacement program.

For more on the infrastructure project see May 12, 2026, p. SL-12 and p. SL-13, April 7, p. 9 and May 5 p. 14. October 21, 2025 p. SL-22, November 11 2025, p. 10, December 2, 2025, p.10.

How Westmount Square's ownership works:

At the Westmount Square complex, Creccal Investments Ltd. and Westmount Square Residential Limited Partnership are the owners. Creccal Investments Ltd. owns the retail concourse and the two office towers (1 & 4), and Westmount Square Residential Limited Partnership owns the two towers (2 & 3) of residential units. This second entity is owned and controlled by residential owners. Unlike condominium and co-op structures with public deeds of real estate ownership, these residents buy (and sell) shares of the general partner (Westmount Square Residential Inc.) of a partnership (Westmount Square Residential Limited Partnership) that owns the residential portion of the complex.

For more detail see November 29, 2022, p. 9.



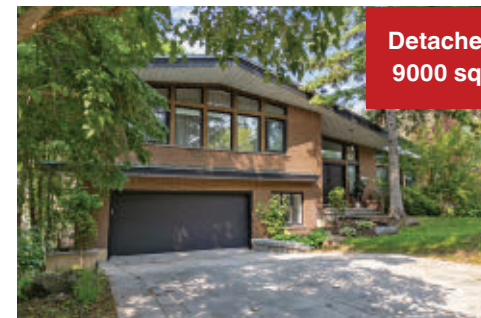
SOLD

670 Av. Grosvenor, Westmount.



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4458 Boul. De Maisonneuve O., Westmount **\$3,170,000**



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265 Fairway Drive, Beaconsfield **\$1,298,000**

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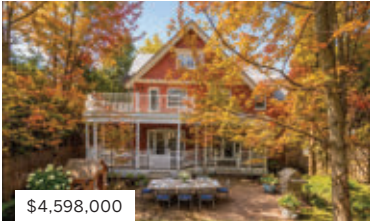
\$24,450,000
Ivry-sur-le-Lac
BED: 11 | BATH: 6 + 2 | SIRC3550345
Herbert Ratsch†† **819.429.9019**



\$11,500,000
Westmount
BED: 4 | BATH: 3+2 | MLS 28258066
Kaufman Group† **514.379.1333**



\$7,300,000
Senneville
BED: 5 | BATH: 6+2 | MLS 17287384
Aurora Group** **514.293.2277**



\$4,598,000
Westmount
BED: 4 | BATH: 4+1 | MLS 19981233
Cassian Bopp† **514.952.9115**



INTRODUCING
\$4,250,000
Mont-Blanc
BED: 4 | BATH: 3+1 | MLS 26735648
Corina Enoaie† **819.421.0373**
Véronique Lambert† **514.993.8778**

LUXURY HOMES



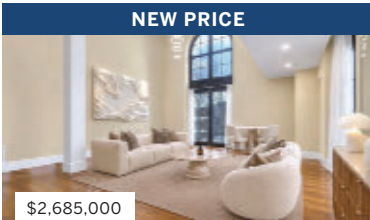
\$2,998,000
Ahuntsic-Cartierville
BED: 5 | BATH: 3 | MLS 28191116
Maxime Lafrenière† **514.651.8325**



INTRODUCING
\$2,774,000
Mirabel
BED: 7 | BATH: 4+1 | MLS 18367832
Nadia Maltais† **514.994.3589**
Marc-Olivier Amnotte† **514.585.9111**



\$2,759,000
Piedmont
BED: 4 | BATH: 3+1 | MLS 26512448
Melanie Clarke† **450.694.0678**



NEW PRICE
\$2,685,000
Westmount
BED: 3 | BATH: 2+1 | MLS 18488522
Saguy Elbaz† **514.892.7653**



\$2,495,000
Notre-Dame-de-Grâce
BED: 5 | BATH: 3+1 | MLS 11173990
Jihane Guettar† **514.250.9988**

LUXURY HOMES



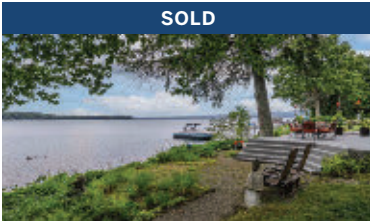
\$2,490,000
Saint-Vincent-de-Paul
BED: 5 | BATH: 4 | MLS 19062373
Lynne Leclair† **514.570.8998**



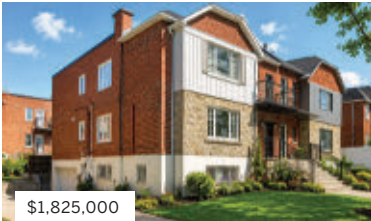
\$2,300,000
Saint-Michel-des-Saints
BED: 4 | BATH: 2+4 | MLS 10056648
Sylvie Ménard† **514.827.6200**



\$2,095,000
Outremont
BED: 5 | BATH: 3 | MLS 25456399
Alexandre Gosselin† **514.941.1088**

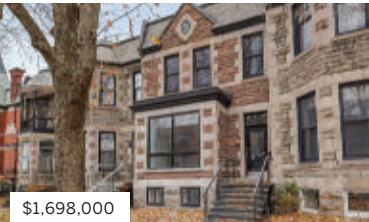


SOLD
Lac-Brome
BED: 3 | BATH: 2 | MLS 23311188
Mike Cyr** **819.239.1894**



\$1,825,000
Notre-Dame-de-Grâce
BED: 6 | BATH: 3+1 | MLS 10224022
Maxime Lafrenière† **514.651.8325**

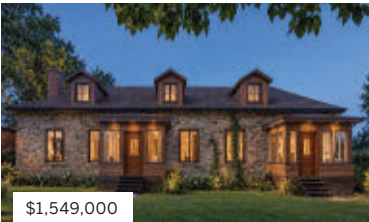
LUXURY HOMES



\$1,698,000
Westmount
BED: 3 | BATH: 3+1 | MLS 27657156
Saul Ciecha† **514.941.6248**



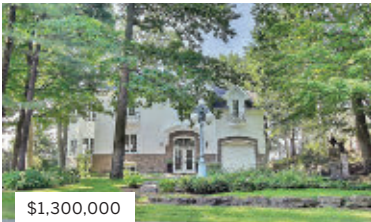
\$1,595,000
Lac-Supérieur
BED: 4 | BATH: 2+1 | MLS 25332103
Chantale Tardif† **514.532.0632**



\$1,549,000
Rosemont / La Petite-Patrie
BED: 5 | BATH: 2+2 | MLS 13192912
Gabriel Pliva† **514.923.5383**



\$1,295,000
Lac-Brome
BED: 3 | BATH: 2+1 | MLS 18973401
Marie-Piers Barsalou** **450.577.0272**
Johanne Meunier** **514.926.5626**



\$1,300,000
Drummondville
BED: 3 | BATH: 2+1 | MLS 23256490
Esther Mercier** **819.357.5839**



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Saint-Lambert
BED: 4 | BATH: 2 | MLS 27149140

Zoë Vennes** 514.718.8004
Anne Marineau* 514.231.8698



\$1,295,000 + t.x.s

Baie-Saint-Paul
BED: 6 | BATH: 6+1 | MLS 16166969

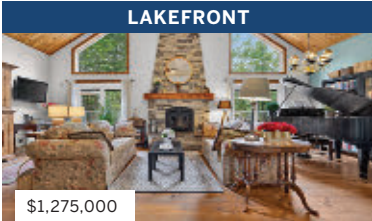
Maurice Houle* 418.580.9120



\$1,279,000

Gore
BED: 3 | BATH: 2 | MLS 20023953

Sylvianne Collin* 514.924.0157

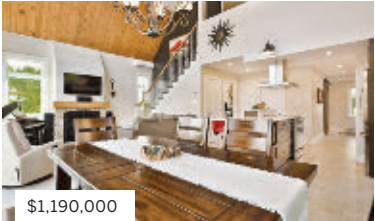


LAKEFRONT

\$1,275,000

Gore
BED: 3 | BATH: 2 | MLS 28055710

Laurence Pujol* 514.825.7825
François Sérés* 514.915.1825

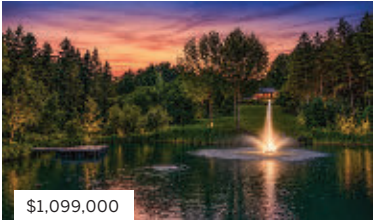


\$1,190,000

Saint-Donat
BED: 3 | BATH: 2 | MLS 27642790

Pierre Brunet** 514.248.8032

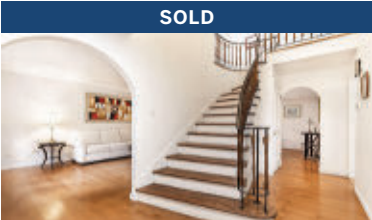
LUXURY HOMES



\$1,099,000

Bolton-Est
BED: 3 | BATH: 1 | MLS 20079921

Stéphane Cloutier* 819.578.7507



SOLD

Brossard
BED: 5 | BATH: 3+1 | MLS 27850339

Jiesi Zhou* 514.262.7709



WATERFRONT

\$975,000

Sainte-Anne-de-la-Pérade
BED: 3 | BATH: 1 | MLS 21213909

Marc Thibeault* 819.531.3266



\$899,000

LaSalle
BED: 3 | BATH: 1 | MLS 16470885

Brigitte Cohen* 514.963.5324



\$882,000

Saint-Sauveur
BED: 3 | BATH: 1+1 | MLS 24017179

Behnoush Varnosf* 514.299.5565

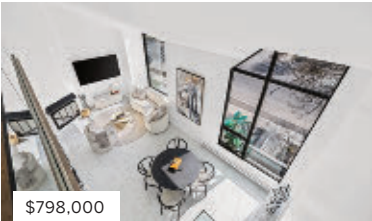
LUXURY HOMES



\$849,000

La Minerve
BED: 3 | BATH: 2+1 | MLS 26490988

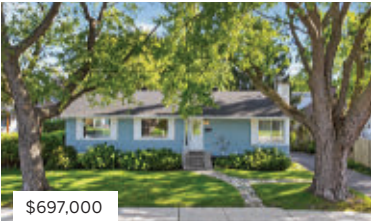
Rachelle Demers* 514.378.8630



\$798,000

Verdun / Île-des-Sœurs
BED: 2 | BATH: 1 | MLS 10109178

Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088



\$697,000

Dorval
BED: 7 | BATH: 2 | MLS 21893052

Tatiana Vargas* 514.318.9198



\$695,000

Hull
BED: 4 | BATH: 2 | MLS 21093652

Patrick Vaillant** 514.774.6917

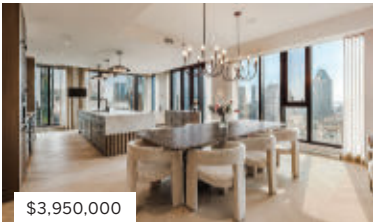


\$649,000

Chomedey
BED: 4 | BATH: 2+1 | MLS 19471381

Thomas Hoang* 514.515.9188

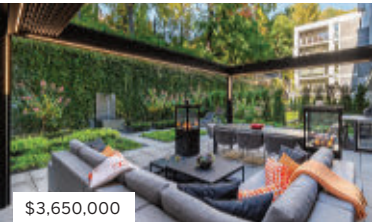
LUXURY CONDOS



\$3,950,000

Ville-Marie
BED: 3 | BATH: 3 | MLS 17266725

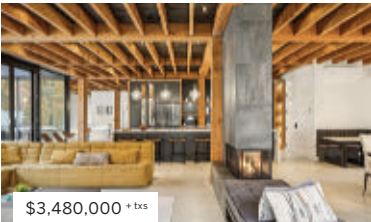
Bek Yas* 514.742.6262



\$3,650,000

Ville-Marie
BED: 2 | BATH: 2+1 | MLS 25528726

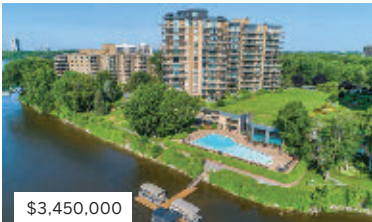
Alexander Mandilaras* 514.287.7434



\$3,480,000 + t.x.s

Mont-Tremblant
BED: 7 | BATH: 5+1 | MLS 25754650

Nadine Campbell* 819.421.2924



\$3,450,000

Chomedey
BED: 3 | BATH: 3+1 | MLS 28260721

Jennifer Vienneau* 514.265.3669



\$3,044,140 + t.x.s

Ville-Marie
BED: 3 | BATH: 3 | MLS 14274657

Stefano Bizzotto* 514.962.3539

Vancouver
604.632.3300

West Vancouver
250.380.3933

Victoria
250.380.3933

Calgary
403.254.5315

Edmonton
780.652.1228

Toronto
416.960.9995

Oakville
905.845.0024

Halifax
902.442.3969



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Québec

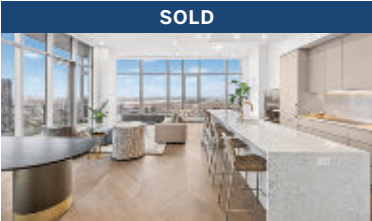
Mont-Tremblant | MLS 16518240

LUXURY CONDOS



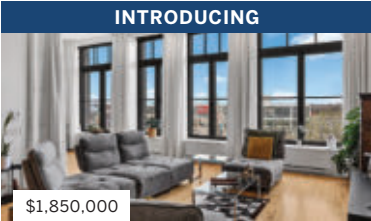
\$2,495,000

Le Sud-Ouest
BED: 2 | BATH: 2+1 | MLS 15797203
Marc-Olivier Laroche* 514.772.8726



SOLD

Ville-Marie
BED: 3 | BATH: 3 | MLS 17805108
Susan Lloyd (Leduc)* 438.882.8088
Géraldine Libraty* 514.962.5563



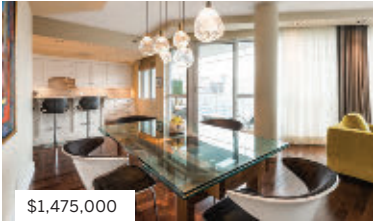
INTRODUCING

Ville-Marie
BED: 3 | BATH: 2+1 | MLS 23431743
Kathia Cambron* 514.348.2816
Cyrille Girard* 514.582.2810



INTRODUCING

Ville-Marie
BED: 3 | BATH: 2+1 | MLS 20944992
Cyrille Girard* 514.582.2810



\$1,475,000

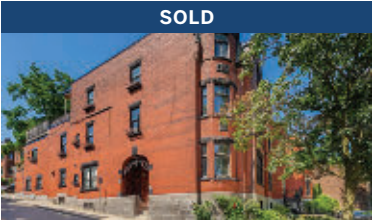
Ville-Marie
BED: 2 | BATH: 2 | MLS 17637607
Louise Latreille* 514.577.2009

LUXURY CONDOS



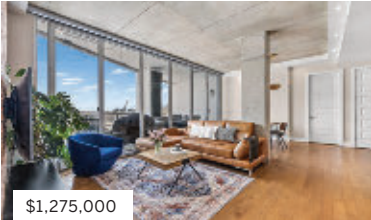
\$1,439,000

Pont-Viau
BED: 2 | BATH: 2+1 | MLS 27772900
Marc-Olivier Amnotte* 514.585.9111
Nadia Maltais* 514.994.3589



SOLD

Westmount
BED: 4 | BATH: 2+1 | MLS 16773617
Karen Karpman* 514.497.8218



\$1,275,000

Ville-Marie
BED: 2 | BATH: 2 | MLS 14664534
Jessica Lombard* 514.476.9700



SOLD

Île-des-Soeurs
BED: 3 | BATH: 2 | MLS 19513357
The Savaria Team
Christiane Savaria** 514.830.6415



NEW PRICE

Villeray / Saint-Michel / Parc-Extension
BED: 2 | BATH: 2 | MLS 18488009
Sophie Lepage* 514.287.7434

LUXURY CONDOS



\$799,000

Ville-Marie
BED: 1 | BATH: 2 | MLS 9453342
François Emond* 514.222.4876



INTRODUCING

Ville-Marie
BED: 2 | BATH: 2 | MLS 13651179
Barbara Baudinet** 514.825.9890



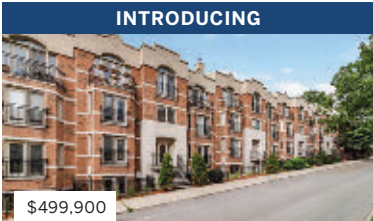
NEW PRICE

Verdun / Île-des-Soeurs
BED: 2 | BATH: 1+1 | MLS 14001710
Francys Rodrigue* 438.466.8252



\$661,000

Ville-Marie
BED: 1 | BATH: 1 | MLS 23433938
Monica Genest* 514.400.0280
Victoria Marinacci*



INTRODUCING

Ville-Marie
BED: 2 | BATH: 2 | MLS 18799215
Frandy Cherestal** 514.802.2977

LUXURY CONDOS



\$319,000 *tax

Mont-Tremblant
BED: 1 | BATH: 1 | MLS 17794270
Jean-Philippe Hébert* 450.613.0105

LAND



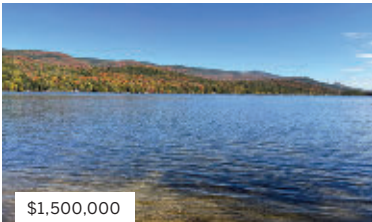
\$12,750,000

Mirabel
22,919 SQ. FT. | MLS 26410222
Stéphane Larrivée* 514.809.8466



\$4,749,000

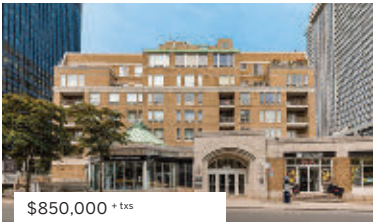
Brossard
61,882 SQ. FT. | MLS 17705634
Judith Ritchie* 438.995.7494



\$1,500,000

Lac-Tremblant-Nord
161,860 SQ. FT | MLS 23855597
Louise Jackson* Susanne Stelmashuk Chernin* 514.944.6066
Diane Stelmashuk*

COMMERCIAL



\$850,000 * tax

Westmount
2,128 SQ. FT | MLS 9634970
Naami Group* 514.743.5000
Randy Naami**

Montreal
514.287.7434

Brossard
450.286.0800

Laval
579.640.4030

Saint-Sauveur
450.227.4612

Knowlton
450.243.0808

Magog
819.239.1894

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Communications dept. mum on status of Holton-Mount Pleasant stairs, as city council okays \$395k fix

By JENNIFER BALL

The entrance to the staircase connecting Holton Ave. and Mount Pleasant Ave. was closed for precautionary reasons in April 2025 due to deterioration of supports. The perimeter around the entrance at both Holton Ave. and Mount Pleasant entry points was fenced off and work was supposed to start this spring on repairing the stairs so that they could be re-opened – only it wasn’t and they didn’t.

The timeline of communications from Mugisha Rutishisha, director of communication for the city, on the staircase connecting Holton Avenue and Mount Pleasant Avenue is as follows:

On February 5, “The city aims to begin work in the spring. The Public Works department is currently finalizing the procurement requirements. Until a contract is awarded, we cannot provide a specific timeline or start date.”

On April 24, “The call for tenders for this project has not yet been published. I should know the exact date of publication [the week of April 27.]”

On May 7, “After verification, we can [not] commit to a date just yet, but the publication of the call to tenders should happen very soon. I will get back to you once I know the date for sure.

On June 8 the *Independent* asked Rutishisha, “Has the Public Works department finalized the procurement requirements for repair work to start on the closed Holton Ave., Mount Pleasant staircase? Has a contract been awarded? Is there a revised timeline for work?” There was no response.

On October 5, the *Independent* asked Rutishisha, the exact three questions posed to him on June 8. There was no response by the *Independent’s* print deadline.

Meanwhile at the October 6 city council meeting, the council approved restoration work to be done for \$432,880.80 (\$395,277.94 net) by Les Entreprises Ventec. According to Councillor Jonathan Chomski, the method will be a reconstructed support column and not a rehabilitation.

For previous coverage see September 9, 2025, p.12, February 10, p. 5, February 17, May 12, p. SL-27.



The staircase from Holton Ave. to Mount Pleasant Ave. on October 8.

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Westmount still waiting for Consignaction can-and-bottle return location

By JENNIFER BALL

A new dedicated can-and-bottle return location at 6328 Sherbrooke St. (corner West Hill Ave.) in NDG opened on August 25. It is run by the provincial recycling authority – which previously opened ones at 6510 Somerled, 5855 Monkland Ave. and 6705 St. Jacques/St. James.

As the *Independent* reported in its January 27 issue on p. 1, a dedicated can-and-bottle return location is planned for Westmount by the provincial recycling authority Consignaction but it is their policy not to disclose the opening dates of return locations in advance.

Indeed, no timeline for when consumers can get their deposits back on cans and bottles in Westmount has been disclosed.

In a statement dated August 26, Annie Jolicoeur of Consignaction indicated that the new NDG location was opening: “As part of the modernization and expansion of the deposit system, the Association québécoise de récupération des containers

de boissons (AQRCB)/Consignaction announces the opening of a new Consignaction drop-off location at 6328 Sherbrooke St...

“This return location is equipped with high-performance equipment at the cutting edge of technology. Everything is in place to recover larger quantities of returnable beverage containers quickly and efficiently.”

There is an interactive map on the Consignaction website that indicates where one can drop off cans and bottles in the traditional manner in the absence of a Consignaction drop-off location. The current three “traditional” locations in Westmount according to the map are:

- 5 Saisons Greene – 1280 Greene Ave.,
- Metro Westmount – 4840 Sherbrooke St.,
- IGA in Alexis Nihon – 1500 Atwater Ave.

A fourth mentioned location (4780 Sherbrooke St., i.e. Westmount Auto/Esso at Grosvenor) would appear to be a mistake. It is identified as a “Couche Tard.”

Crux Comptoir closes



Crux Comptoir has closed on Victoria Ave. between Somerville and Sherbrooke, as seen October 15. See January 24, p. 14 for our coverage of its arrival. It continues in Griffintown and Brossard, according to its website.

PHOTO: INDEPENDENT.



Consignaction at 5855 Monkland Ave. near Draper Ave. All photos taken October 17.



Consignaction at 6510 Somerled Ave. near Cavendish.



Consignaction at 6328 Sherbrooke St. near West Hill Ave.



Consignaction at 6705 St. Jacques/St. James, west of Cavendish Blvd.



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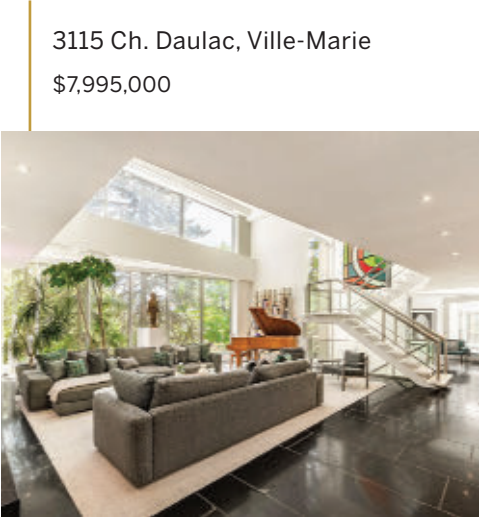
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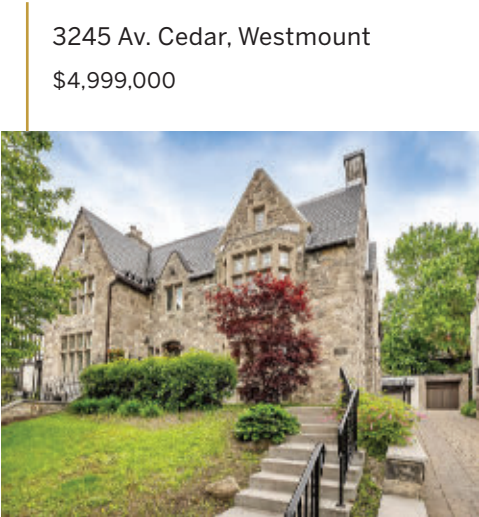
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