

Spotlight on Real Estate

May 12, 2026

Pull-out section



Parkman Place is a small street that runs west from Claremont between Windsor Ave. and Côte St. Antoine Rd. to a dead-end at city limits, as seen May 8.

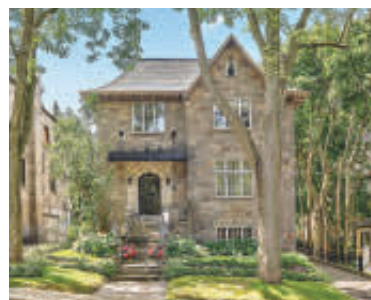
PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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514-703-2876
malbinati@royallepage.ca
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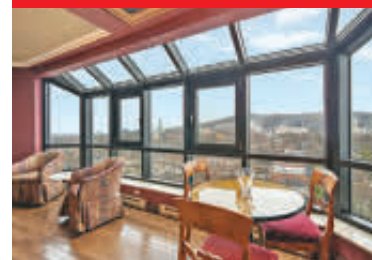


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School's new Vendôme building 'on hold'

Selwyn House still negotiating with St. Matthias, three years later

BY JENNIFER BALL

Selwyn House School headmaster Michael Downey recently disclosed that there is nothing to report on negotiations to purchase St. Matthias' Church while plans for the school's new NDG building at 4120 Vendôme Ave. – bought a little over a year ago (see April 8, 2025, p. 6) – are currently on hold.

The neo-gothic church at 10 Church Hill (corner Côte St. Antoine) is slightly west of Selwyn House's main campus at 95 Côte St. Antoine and its possible purchase for use by the school's then-new grade 12 program was first announced in the spring of 2023 (see May 30, 2023).

On May 5, Downey said, "We are still negotiating with St. Matthias and until that process is resolved, one way or another, the Vendôme building is on hold. We have not done anything with [it] except for removal



4120 Vendôme Ave. in NDG on May 2.



St. Matthias Church on May 3.

of the asbestos. The Grade 12s are cur-

rently housed in the [existing] Speirs building on our main campus."

Regarding the Vendôme building, Downey explained in April of last year that "Selwyn House holds a number of buildings in its portfolio to meet its current and future needs.

"The composition of this portfolio may

change from time to time. The school has nothing to confirm regarding its asset portfolio at this time. The decision to secure the building in question will have no impact on the constructive negotiations currently ongoing with St. Matthias, which both parties hope to conclude shortly."

What's up with churches in Westmount?

According to their official websites, Westmount has eight active churches within its municipal boundaries:

1. **Ascension of Our Lord Catholic Church**
375 Kitchener Ave. at Sherbrooke St.
2. **St. Léon de Westmount Catholic Church**
4311 de Maisonneuve Blvd. at Clarke
3. **St. Matthias' Anglican Church**
10 Church Hill
4. **Westmount Park United Church**
4695 de Maisonneuve Blvd. at Lansdowne
5. **Westmount Baptist Church**
411 Roslyn Ave at Sherbrooke St.
6. **Westmount Seventh-Day Adventist Church**
571 Victoria Ave. at Westmount Ave.
7. **Grace Montreal Church**
326 Wood Ave.
8. **House of Prayer for All Nations (former Church of the Advent (Anglican))**
4119 de Maisonneuve (at Wood)

The 2021 census data provided a clear picture of declining religious affiliation in Westmount, with "no religion" becoming the single largest category at 31.4 percent of self-reporting.

Should it ever come to pass that other church estates are put up for sale, some recent development projects provide clues that re-purposing these religious buildings into new real estate assets is not straightforward.

The former St. Stephen's Church at 1 Weredale Park and the former Mountainside Church on The Boulevard between Roslyn and Lansdowne have had long paths to development

Only the former St. Stephen's church is currently under construction. It was purchased in 2016 by developer Angelo Pasto's company, Stanford Properties Group, for \$2.4 million and the construction permit for conversion into residential units was issued by the city eight years later, in October 2024.

The former Mountainside Church was purchased by Daniel Revah in 2018 for a reported \$4.025 million and to date no re-development has started. A formal application for a zoning change was rejected in February 2025 (see March 18, 2025, p. SL-23).



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Cost of Roslyn stairs contract increases

\$3-million project aims to re-open pedestrian route later this year

BY LAUREEN SWEENEY

Just like the staircase itself that goes up, and then up again in stages, the cost of the project to replace the Roslyn steps is increasing.

When open, they run up the cliff from Roslyn Ave. at The Boulevard to the Roslyn lookout and Upper Roslyn.

City council at its meeting April 14 approved a revised total amount of \$286,799 in engineering costs to Artelia Canada for overseeing the work related to part of the fiscal year 2024 in addition to the years 2025 and 2026.

This is in addition to construction costs awarded to Saho Construction that were reported to bring the total project costs to more than \$3 million (see story August 19, 2025, p. 8).

Moved by Councillor Jonathan Chom-

ski, whose commissionership includes infrastructure, the recent resolution approving the latest increase states that the increase results from “unforeseen site conditions” and an “administrative review” along with a contingency.

Portion of fees

Details of previous costs, it states, were complicated by what the resolution explains were “only a portion of professional fees related to the 2024 fiscal year” that had been adopted at the time.

The engineering totals, it explains, were “necessitated to secure protection and preservation of the numerous existing retaining walls” and “installation of new sub-surface infrastructure in close proximity to these structures.”

The contracts span fiscal years 2024, 2025 and 2026.



May 5



March 10



February 2

The many moods of the Roslyn stairs.

Photos: Independent.

— NEW LISTING —

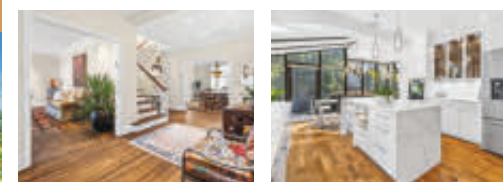
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LE PLATEAU-MONT-ROYAL



\$1,598,000
 323 MELVILLE
WESTMOUNT



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 3940 CÔTE-DES-NEIGES, APT. B52
VILLE-MARIE



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\$927,000
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Grosvenor above The Boulevard roadwork begins



As seen May 5. A resolution was adopted at the April 14 city council for the “rehabilitation of Grosvenor Ave. – roadway and drinking water main” in an amount of \$2,196,632.56. The contract for it was awarded to Cojalac. The work began “on May 1, 2026, with completion expected in approximately 15 weeks,” according to the city’s website, making for a rough target end date of mid-August.

Photo: Independent.

Billie le Kid offers clothes, party space



Retail Review

VERONICA REDGRAVE

What is more alluring than a teddy bear? Well, actually, charming children’s clothes.

Billie le Kid offers children’s charm in spades – as well as cuddly teddy bears.

Opened a month ago, the shop is the third for three owners Ariane Lescop, H  l  ne Sourivong and Julie Parenteau. Ten years ago, they launched their boutique on Laurier St., then two years ago another in Mont Tremblant.

The Westmount location offers a range for boys and girls, from babies to age 10-12. Well-made top-quality garments from Europe and the US complement items from Quebec.

“Our clothes from Denmark are very

popular,” noted Ariane. Among the iconic brands carried are Petit Bateau (France) and Jelly Cat (London).

For the past few weeks, dresses have been popular for “Easter and Passover events.” Now the emphasis is on “everything for summer camp.”

Popular are colourful Crocs, fun Izipizi kids’ sunglasses, UV-protection swimsuits and Caribou caps (Quebec). Shoes range from mary janes to rainy day boots. Tiny tulle skirts are still much loved. (I noted lots this winter, even worn over snow-pants.)

The trio also offers a “party room” with children’s gift ideas: books, party accessories, plates, napkins and lovely toys. My favourite was a dollhouse and the Beatrix Potter-like mice.

BILLIELEKID.COM
4880 Sherbrooke St.
Monday to Friday: 10 to 5 pm,
Saturday: 10 am to 5 pm,
Sunday: 11 am to 5 pm.



Julie Parenteau, H  l  ne Sourivong and Ariane Lescop.

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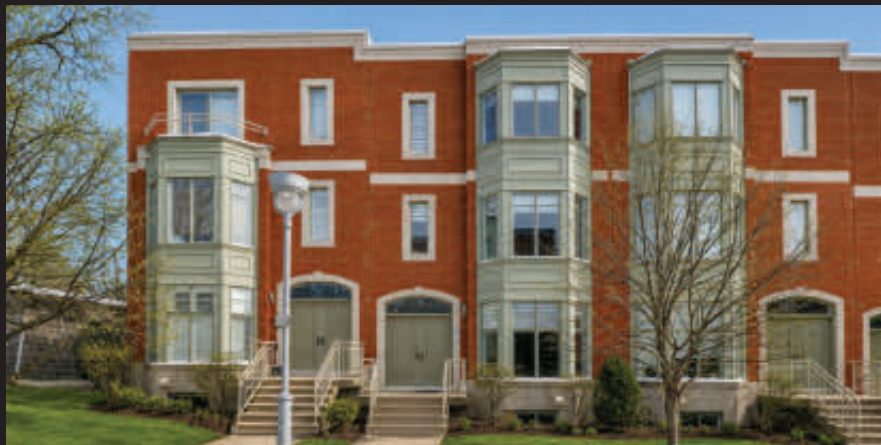
18 Thurlow | Hampstead
\$2,195,000

4 + 1 Bedroom



22 Heath | Hampstead
\$2,075,000

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4397 Décarie | CDN/NDG
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3 + 1 Bedroom



TINA BAER

Real Estate Broker



514.603.9870
tbaer@profusion.global

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Rothenberg acquired by Harbourfront Wealth Management

BY JENNIFER BALL AND DAVID PRICE

For decades, an understated sign advertising a Rothenberg business has adorned an otherwise non-descript office building on the south side of St. Catherine near Kensington.

It was replaced by a new one April 23 – for Harbourfront Wealth Management – leaving only the distinctive gold door handles forming two back-to-back “Rs” as evidence of the former look and affiliation.

What happened? It turns out that Rothenberg Wealth Management (RWM) no longer exists as a separate firm because it was acquired by Harbourfront Wealth Management (HWM).

RWM’s Westmount presence dates back almost 50 years, when the firm’s predecessor, Rothenberg & Rothenberg, opened its first office. That firm – an insurance-focused one founded by Jack Rothenberg – began in a small office in Westmount Square in 1979.

Rothenberg Wealth Management, an investment firm, was founded later, in 1986. Harbourfront – whose head office is in Vancouver, BC. – now occupies its former 4420 St. Catherine St. office, where it had been since its founding in the late 1980s.

And Rothenbergs are still involved. Robert Rothenberg, a 35-year industry veteran and wealth management advisor listed on the firm’s website as being part of the Calgary team, explained in a Vimeo video last year that “the fit with Harbourfront was phenomenal.”

On May 6, Sheila Malchenko, vice president, marketing and communications at HWM, provided a statement to the *Independent* that explained the situation.

Acquisition completed a year ago

“[RWM] was acquired by [HWM], part of Harbourfront Wealth Group, in October 2024, and integration was completed in April 2025. This was not a regulatory merger, but a full acquisition. It was approved by the Canadian Investment Regulatory Organization (CIRO),” which is Canada’s national self-regulatory organization that oversees all investment dealers, mutual fund dealers and trading activity on the country’s debt and equity markets.

Malchenko explained the rationale for the acquisition: “This expansion enables [HWM] to serve a broader range of clients and strengthen its presence in the Quebec market, particularly in key urban centres such as Montreal and Westmount.”

She also explained that RWM chose to become part of HWM in order to provide enhanced services and resources to its clients in a rapidly evolving financial landscape.

“By joining HWM, Rothenberg was able to leverage broader investment platforms, advanced technology, and a national network, ultimately benefiting both clients and staff. This strategic move also allowed Rothenberg to maintain its commitment to personalized client service while gaining access to innovative wealth management solutions tailored to the needs of Canadian investors.”



From left, Antonella Perrotta, senior office manager; Laura Maude Buell, banking administrator; Egor Matveev, junior business analyst; Edda Taliano, senior wealth associate; Maurice Pallone, senior wealth management advisor; Silvana Rizzo, senior wealth advisor; Brian Boulais, wealth advisor; Massimo Agostino, wealth associate; Shahnila Chaudary, GIC associate and Michel Savard, wealth advisor. Photo taken on May 6.

Westmount’s windiest house? Or a new eco-design?



As seen on de Maisonneuve east of Metcalfe on May 5.

PHOTO: INDEPENDENT.



4420 St. Catherine on May 9.

PHOTO: INDEPENDENT.

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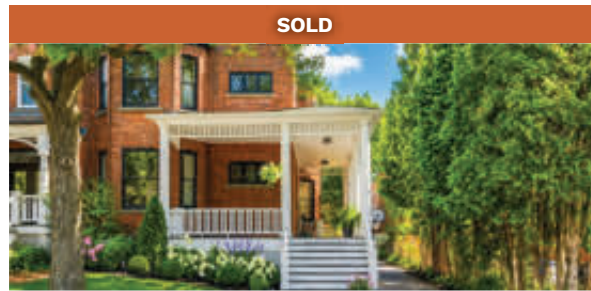
18 Rue Gayton | **Hampstead**
\$3,825,000



89 Sunnyside | **Westmount**
\$3,450,000

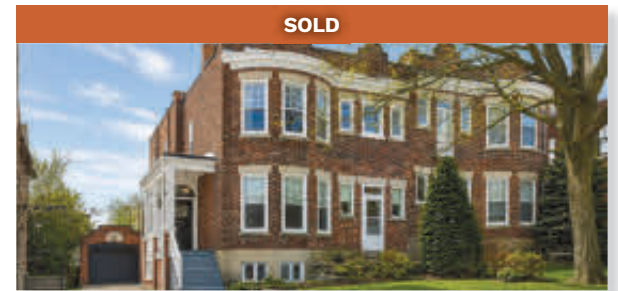


494-496 Mountain | **Westmount**
\$2,365,000



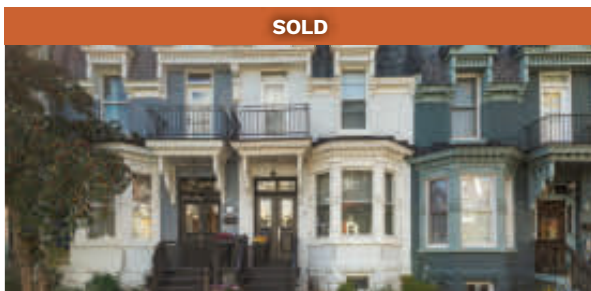
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Westmount



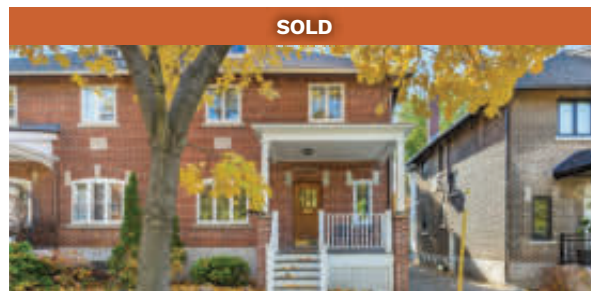
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Westmount



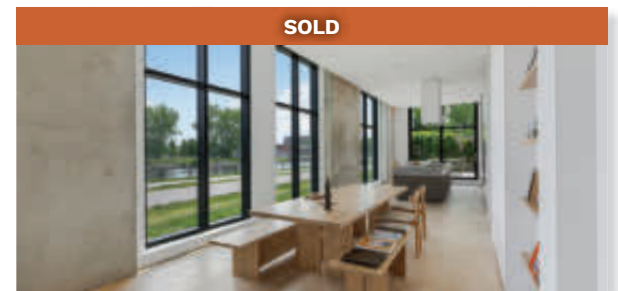
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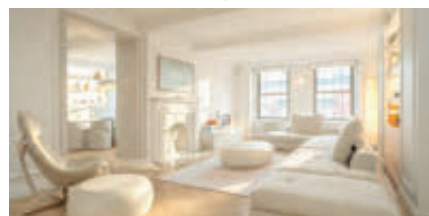
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\$3,895,000

54 OAKLAND
WESTMOUNT

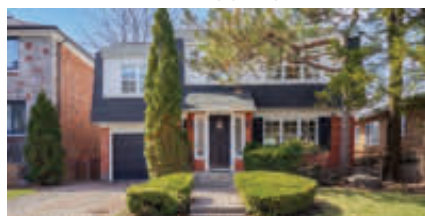
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709 GROSVENOR
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721 UPPER-BELMONT
WESTMOUNT

PRIVATE TERRACE



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361 D'YOUVILLE #52
VIEUX-MONTRÉAL

INTRODUCING



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2193 PRUD'HOMME
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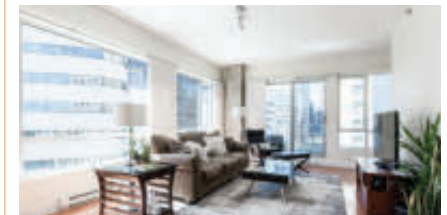
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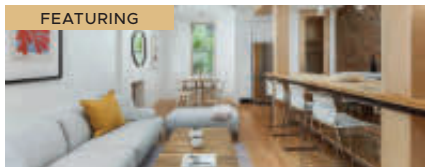
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\$2,800 / mo

4528 OLD ORCHARD
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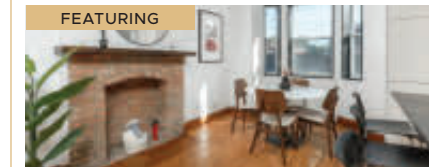
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Phase 2 of Westmount Square's infrastructure renewal starts



As photographed behind the chain-link fence on St. Catherine at Greene Ave., diggers are ripping up the sidewalk. As seen on May 3.

BY JENNIFER BALL

Phase 2 of an \$18.4-million infrastructure renewal program at Westmount Square is under way.

Last year saw Phase 1 of the rehabilitation of its exterior plaza commence on July 7 and conclude at the end of construction

season.

Phase 2 includes the complete replacement of the waterproofing membrane beneath the outdoor plaza. It is required to resolve water infiltration and structural damage affecting the mezzanine-level parking garage and surrounding areas. *continued on p. SL-13*

How Westmount Square's ownership works

At the Westmount Square complex, which is located between Wood Ave., de Maisonneuve, Greene Ave. and St. Catherine, 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 residential 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).



The sprinkler system has been ripped out at de Maisonneuve and Greene Ave. to be able to replace the membrane. As seen on May 3.

Summary of work

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

The plan includes complete replacement of two main water supply lines to prevent potential future failures.

In front of the two residential towers (2 & 3) – between Wood Ave. and Greene Ave on de Maisonneuve – a large trench was dug in the middle of April and a source who lives in one of the residential towers said on April 29, “The work along de Maisonneuve is to replace the sprinkler system that was in place to water the grass and to replace the membrane...”

“The rest of the work on Tower 3 [the one closest to Greene] side is progressing well and residents were told that they are getting their patio back at the end of May, which means that work will then commence around Tower 1 [the tall office tower] ... and Tower 2 [the one on de Maisonneuve].”

Tower 1 is on Wood Ave.

The program is funded through a special assessment payable in 14 installments, which started in July and October 2025 and to be followed by four per year in 2026, 2027 and 2028.

For residents, the cost of the work amounts to approximately \$37 per square foot per residential unit. On May 3, the *Independent* found a 760 square foot Westmount Square residential unit for sale on Centris, implying a total special assessment for that random unit of \$28,120.

SA Construction – which specializes in concrete repair and waterproofing – is carrying out the exterior plaza work, and Charbonneau Plumbing is carrying out some of the work on the water infrastructure replacement program.

For more on the construction work, see October 21, p. SL-22, November 11, p. 10, December 2, 2025, p.10, April 7, p. 9 and May 5 p. 14.

IN THIS

Spotlight

Exal apartments in NDG, p. SL-14

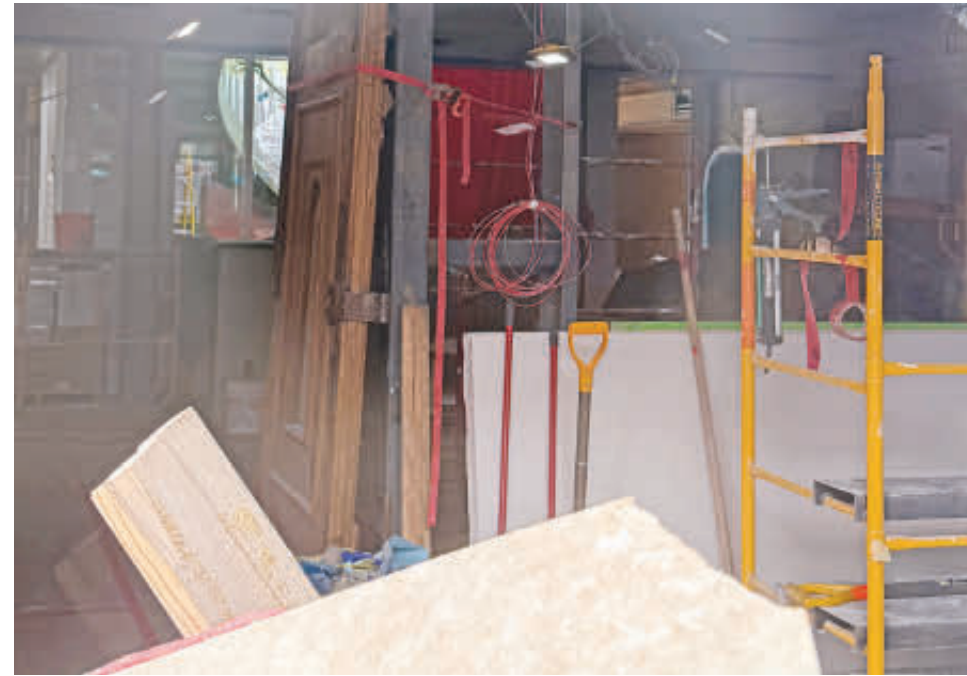
Station C rental project in NDG, p. SL-20

Lots of changes since last Retail Watch, p. SL-22

Mt. Pleasant-Holton stairs update, p. SL-27

House History: 35 Thornhill Ave. p. SL-28

Resilience's new Atwater location unlikely to open this month



At the former Rowntree Antiques store and future location of the Resilience Day centre at 780 Atwater – about a half block into St. Henri/Montreal's South-West Borough – interior work is ongoing. A project partner who spoke to the *Independent* in October 2025 said the project completion date would be May of this year. A recent visit by the *Independent* showed interior work is likely to extend further into the spring/summer, as seen May 5. At this time, Resilience remains open at St. Catherine and Atwater. (See April 28, p. 8 for more.)

PHOTO: JENNIFER BALL

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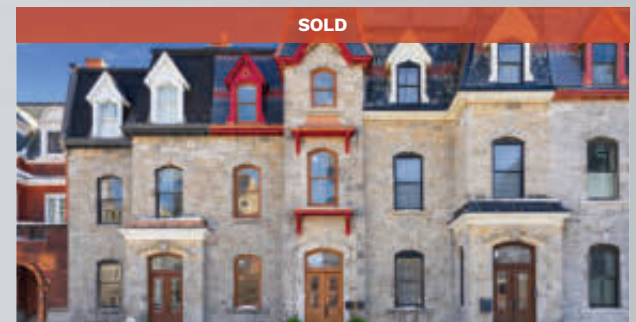
34 ARLINGTON | WESTMOUNT
\$1,999,999



3419 PEEL, APT. 3 | VILLE-MARIE
\$1,495,000



4060 ST-LAURENT, APT. 206 | LE PLATEAU-MONT-ROYAL
\$898,000



WESTMOUNT

NDG project opened in fall 2025

70% of Exal's residential units are rented, some of *Independent's* questions left unanswered



Exal is located at 7300 St. Jacques, at West Broadway in southwestern NDG, as seen May 2.

BY JENNIFER BALL

According to a spokesperson for the developer, 70 percent of the new Exal building's residential units are rented. Located in southwestern NDG, Exal added 207 units to the rental market in the autumn of 2025.

The development is found at 7300 St. Jacques at the corner of West Broadway, between the large Reno Depot on St. Jacques and the Canadian Tire on St. Anne de Bellevue Blvd.

The project was initially marketed as assisted by \$70.9 million in low-interest loans from the federal government.

The *Independent* asked the office of MP Anna Gainey on May 5 how much of this federal money has been disbursed to Exal. On May 8, the day before press time, Charlie Poirier, constituency assistant, responded saying, "The project proponent and the Canada Mortgage and Housing Corporation would be better placed to speak to the specific funding arrangement."

In an era of allegedly high demand for residential space, are rentals proceeding smoothly?

On April 27, Melanie Girard, marketing & development director at IMMO marketing, was asked why this reporter keeps receiving admail promotional flyers advertising open houses offering "4 months of monthly rent at 50% off"? Of the 207 units, how many were left to rent and what were their monthly fees?

On the same day, Girard provided the

latest information regarding unit availability and said the project currently "has an occupancy rate of approximately 70 percent," more specifically:

- "Studios: fully booked
- 3½ (1-bedroom): starting at \$1,535/month – areas starting at 535 sq ft,
- 4½ (2-bedroom): starting at \$1,950/month – areas starting at 935 sq ft,
- 5½ (3-bedroom): fully booked."

But when Girard was pressed to disclose on April 27 how many one-bedroom and two-bedrooms are left to rent and for detail on their pricing ranges, the exchange took an interesting turn and this reporter's legitimacy came under review.

Girard said, "The requests we are currently receiving are coming from a generic email address (Gmail) and not from a professional email address associated with a media outlet, which means we need to confirm your affiliation and the precise context of your request (article in progress, topic covered, deadline, etc.)."

"In the meantime, we are unable to share further details regarding availability and rental conditions and we remain open to collaborating with you once these elements have been validated."

This reporter is a freelancer, as are many in the industry, and has reported on the Exal in the past (i.e. September 16, 2025, p. SL-14), as is easily verifiable on the web.

Girard did not come back to the *Independent* by the deadline she was given of

May 1.

When the *Independent* visited Exal's one-bedroom showroom on August 24, 2025, a prospective renter communicated that the project's monthly rental costs are not all priced below market – as a flyer from Anna Gainey, the Liberal MP for NDG-Westmount, had indicated earlier in the summer of 2025.

It appears that Exal is still priced above market.

According to Centris – which provides

an interactive map of average monthly rental prices by Montreal neighbourhood – the average apartment rental costs in the Côte des Neiges-NDG borough on May 2 are as follows:

- 1-bedroom: \$1,394 per month,
- 2-bedroom: \$1,880 per month.

Centris is a province-wide database of property listings and a consumer-facing property search website that serves all 12 real estate boards in Quebec. It functions as a multiple listing service.

Work continues at 500 Claremont



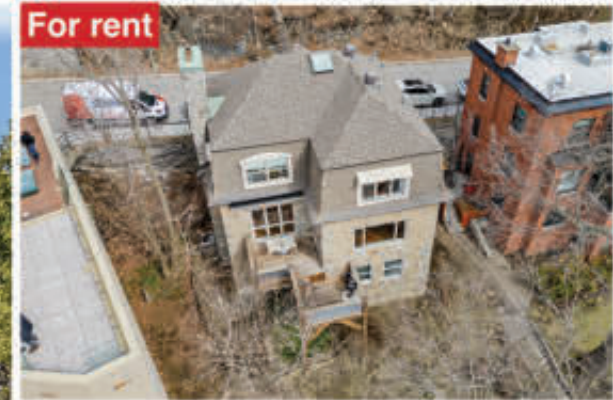
As seen May 8, work continues at the 500 Claremont residential rental project. The cross street is Windsor Ave. Its re-development story goes back to 2014 (see story February 17, 2015, p. 1).

PHOTO: INDEPENDENT.



82 Crois Summit, Westmount

Asking \$5,390,000



22 Av Sunnyside, Westmount

\$10,000/Month



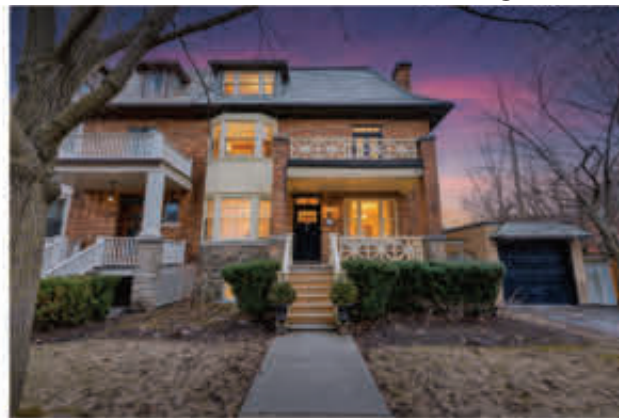
770 Av Upper-Belmont, Westmount

\$8,500/Month



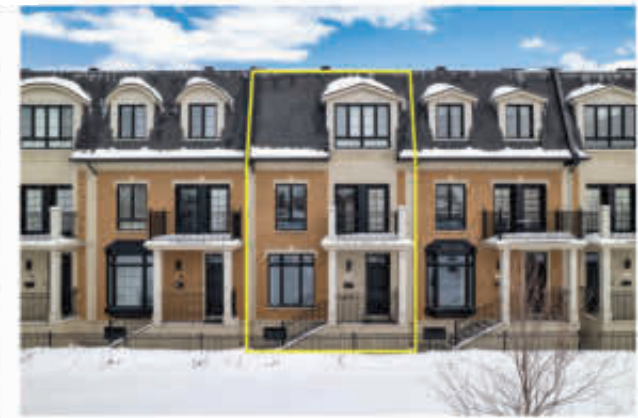
670 Av Grosvenor, Westmount

\$2,670,000



4690 Av Westmount, Westmount

\$2,990,000



19 Rue Langhorne, Hampstead

\$1,360,000

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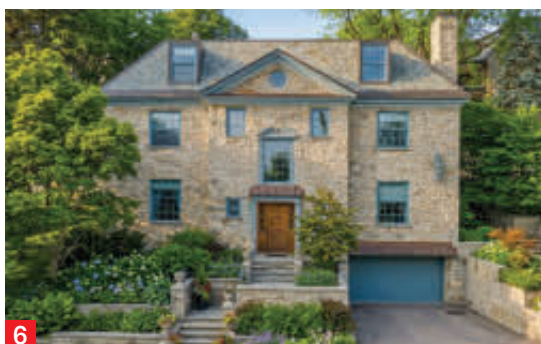
31 Av Oakland Westmount

\$3,580,000

Grand Prix has its circuit. Westmount has its own.

Not measured in lap times, but in architecture, setting and taste. Over race weekend, while the city leans into speed and spectacle, Martin Rouleau & Raghd Issa trace a quieter, more intentional route through Westmount: a refined collection of residences where design still matters, details are carefully considered and every turn reaffirms why Westmount stands apart.

From the Flats to Upper Westmount, from Westmount Square to Belvedere, the itinerary becomes less a tour than a thoughtfully curated insider's route through the neighbourhood, shaped by the city's best schools, beloved parks, mature trees and streets where architecture still defines the atmosphere.



6

There is 11-15 Av. Church Hill (1), where an ultra-private west-facing rooftop terrace opens toward St. Matthias Church, ideal for long lunches, sunset cocktails and summer evenings above the trees. Rarely does a terrace on the Flats offer this level of privacy and atmosphere. Nearby, at 2 Rue Westmount Square #304 (2), Mies van der Rohe's modernist discipline meets a thoughtful Bauhaus-inspired reconfiguration, where pure lines, restrained forms and carefully chosen materials remain faithful to the architectural language of the building itself.

At 3982 Ch. de la Côte-des-Neiges #A14 (3), within the iconic Château-style Trafalgar building by Hutchison & Wood, generous volumes, courtyard views and architectural detailing recall another era of Montréal elegance. A former Sacred Heart convent at 343 Av. Clarke #6 (4) offers something entirely different: soaring ceilings nearing ten feet, windows on three sides, a top-floor position and a distinctly European atmosphere just steps from Greene Avenue. For larger homes, the



3

circuit continues upward. At 632 Av. Clarke (5), perched high on the mountain, a magnificent detached stone residence commands breathtaking views and rare outdoor living with a pool — a property whose scale and curb appeal place it among the city's most significant offerings. At 32 Ch. Ramezay (6), Georgian-inspired symmetry, a central pediment and increasingly open views create the kind of classical composition rarely found today. Along prestigious Belvedere Road, both



10

49 Ch. Belvedere (7) and 4 Ch. Belvedere (8) reveal expansive family residences where south-facing light, remarkable entertaining spaces and elevated views define daily life.

At 500 Av. Wood (9), meticulously restored under the direction of designer Daniel Brisset, modern family living merges seamlessly with classical architecture. Its rare coach house accommodates interior parking for four cars — almost unheard of on the Flats and a dream for the true car lover. Just steps away, 115 Ch. de la Côte-St-Antoine (10), restored by Les Ensembles, reveals refreshed Victorian charm, turreted architecture, elegant enfilade reception rooms and beautifully landscaped gardens. The residence also

holds a special place in Martin's heart, located beside the home of his sister, Anie Rouleau, founder of Unscented Co., who still lives there today. Elsewhere, 4380 Boul. De Maisonneuve O. (11) quietly redefines living on the Flats with one of the most beautiful covered galleries in the area, a rare spectacular central hall, a garden signed by Webster Design and a garage.

At 3606 Boul. The Boulevard (12), discreetly set back at the corner of Cedar, a detached center-hall home framed by mature trees offers gracious entertaining spaces just moments from some of the city's best schools. Some residences stand out not only for architecture, but for atmosphere. At 218 Av. Metcalfe (13), a refined stone residence once used as Lara Fabian's Montréal pied-à-terre blends sculptural interiors, black metal partitions and elegant proportions with the ease of life on the Flats. At 4059 Av.



18

Highland (14), a detached family home with garage on a magnificent 4100 sf lot located near renowned schools, primary to university: a much sought-after quartet. At 65 Crois. Rosemount (15), a 1925 residence built by the father of Group of Seven artist Edwin Holgate combines English charm, historical significance and a rare three-car integrated



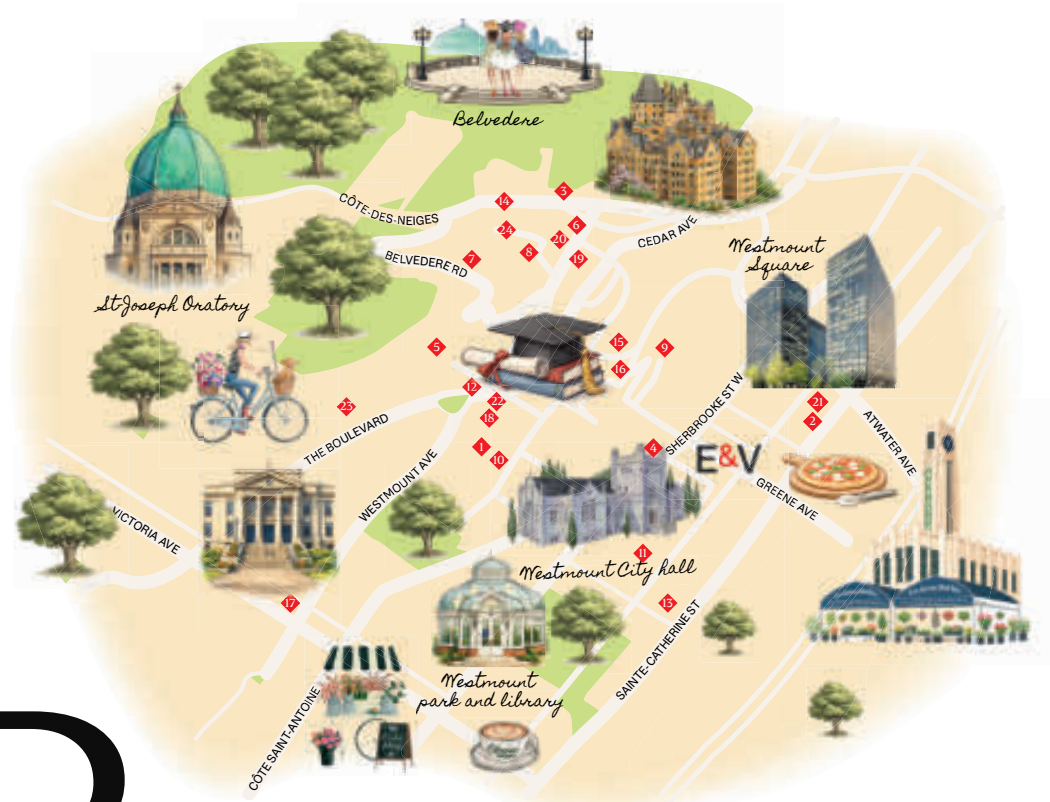
garage — an increasingly exceptional luxury in Westmount. Nearby, 68 Crois. Rosemount (16) offers another kind of appeal: preserved architectural detailing, remarkable scale and history at a price point increasingly difficult to replicate. Such a remarkable property that, as this article is being written, an offer is already being negotiated.

Martin Rouleau & Raghd Issa have also, over the years, had the privilege of representing residences reimaged by some of Montréal's most respected designers. The quietly assured work of Scott Yetman continues to command strong demand. And then there is the residence never formally introduced to the market at all.



Handled discreetly, in true Private Office spirit, a remarkable residence on one of Westmount's coveted mid-level streets (17) continues to be offered quietly between informed buyers and sellers who value confidentiality as much as architecture itself. Hidden gardens behind understated façades. Carefully restored interiors unseen by the broader market. In Westmount, some of the most important conversations still happen privately. Of course, in a market defined by rarity rather than volume, hesitation can sometimes mean missing something exceptional.

Recently sold prestigious residences include 4355 Av. Montrose (18), a sublime stone townhouse with timeless European classic-contemporary interiors designed by a former collaborator of Luc Laporte, whose refined French sensibility helped shape celebrated Montréal institutions such as L'Express, Le Lux and Laloux; 3141 Ch. Daulac (19), one of the most polished family homes to come to market on a coveted mid-level street, complete with serene primary suite and ground-floor wood library; 3131 Av. Cedar (20), a detached stone residence with such extraordinary curb appeal that nearly everyone driving by could not help but stop to admire it, ultimately selling almost immediately; 1 Av. Wood #303 (21), a turn-key residence combining understated luxury and AAA service; 4323 Av. Montrose (22), a magazine-worthy detached home renovated to a level more reminiscent of a Four Seasons residence than a traditional house, almost the ultimate condo alternative; 3789 Boul. The Boulevard (23), a quintessentially Westmount family home with breathtaking south-facing views and a rare two-car garage, an evident exceptional purchase; and 3122 Ch. de Trafalgar-Heights (24), a dramatic Hollywood Hills-inspired residence quietly unveiling panoramic city views behind a discreet façade. That, perhaps, is what defines this circuit most clearly. Not simply luxury, but judgement.



Knowing the right street, the right block, the right garden, the right scale and sometimes recognizing the opportunity quickly enough before it disappears.

In that sense, Martin Rouleau & Raghd Issa's presence in Westmount has become quietly incontestable: discreet, design-driven and deeply connected to the neighbourhood's most significant residences, whether publicly listed or privately discussed.

Grand Prix may bring attention to Montréal for one weekend. But this is a circuit worth knowing all year.

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MARTIN ROULEAU / RAGHD ISSA



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St. Stephen's development takes shape, literally



From Weredale Park road looking southeast.



From Atwater looking west.

The 17-unit residential development at Dorchester and Atwater/Weredale Park road, as seen May 8. For more information on "Le Jardins Stephens," see March 17, p. SL-21.

PHOTOS: INDEPENDENT.



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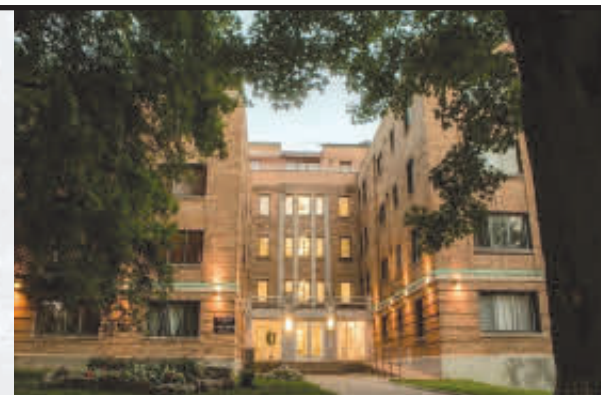
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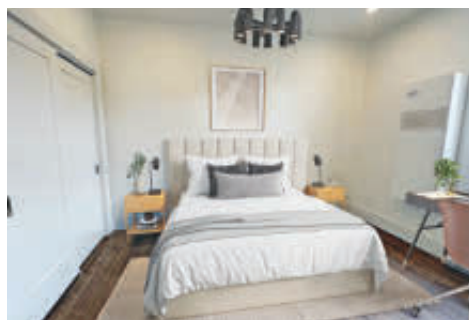


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FEATURED

Outremont | 76 Av. Claude-Champagne | \$3,490,000



FEATURED

Westmount | 752 Av. Upper-Lansdowne | \$3,300,000 or \$16,000/mo

WELL-MAINTAINED GREYSTONE

RENO'D COMMERCIAL GREYSTONE

CHARMING 3-BED HOME

4+1-BED ROW-HOUSE



FEATURED

Westmount | 4172-4172A Boul.
Dorchester O. | \$1,650,000



FEATURED

Westmount | 4612 Rue Ste-Catherine O.
\$1,650,000 + GST/QST



NEW PRICE

Westmount
77 Av. Columbia | \$1,445,000



FEATURED

Westmount
549 Av. Lansdowne | \$1,299,000

CHARMING & IMPECCABLY MAINTAINED LOWER DUPLEX

SUN-FILLED 2-BED CONDO

BRIGHT 2-BED, 2-BATH CONDO

RENO'D 1-BED CONDO



FEATURED

Westmount
506 Av. Prince-Albert | \$1,275,000



FEATURED

Westmount
4476 Rue Ste Catherine O. | \$675,000



NEW PRICE

Ville-Marie
1188 Av. Union, apt. 809 | \$599,000



NEW LISTING

Côte-des-Neiges | 3625 Av. Ridgewood,
apt. 205 | \$350,000

What is changing? We don't know

NDG rental project Station C undergoing many changes

BY JENNIFER BALL

When the *Independent* reported on the Station C development in September 2025, it was expected to be a 20-storey building that would launch summer of 2027 after tapping into \$100 million in low-interest loans from the federal government. It was to contain 288 rental units, for which pricing would be established autumn 2026.

Fast-forward seven months and the picture is opaquer, and the developer is mum on what milestone the project is currently at.

Station C's civic address is 5315 Crowley, across from the MUHC's Glen super-hospital.

Our reporting two months ago (see March 17, p. SL-8) indicated the project was launched by developer Rachel Julien, designed by Blouin Beauchamp Architects and was being built by Station Crowley Inc. (See also September 16, 2025, p. SL-18, September 30, 2025, p. 8 and March 17, 2026, p. SL-8.)

Changes 'cannot be disclosed'

Anouk Piché, in press relations at the developer Rachel Julien, wrote on April 29

"At this stage, many aspects of the project are changing and cannot be disclosed at this time. Looking forward to staying in touch with you so that an article can be published once the re-branding is complete."

This project is partially funded by taxpayer money, however, as indicated by a flyer from Anna Gainey, member of parliament representing NDG-Westmount, that was delivered to homeowners the summer of 2025. It touted the virtues of the project, saying in part: "The Station C development will offer 287 affordable rental units near Vendôme Metro with green spaces and modern amenities."

Is Gainey aware of the project's changes? The *Independent* reached out to her press secretary Elsa Niyongabo, on April 29 to ask.

Gainey's office adds no detail

On May 7, a statement was provided by Charlie Poirier, constituency assistant in Gainey's office, which provided no information on the project. "The Station C team is best positioned to speak to their business activities, and we would refer you to them..."

"Rental construction in Canada hasn't



The site on May 8.

PHOTO: INDEPENDENT.

kept pace with city and population growth. That is why Canada's new government is providing low-interest loans to help build new rental supply that will benefit families in Montreal and our community in NDG.

"Furthermore, the recent launch of Build Canada Homes to increase housing

supply in Canada and spark a more productive homebuilding industry underscores your government's continued efforts to build more affordable housing, faster. For more information on this initiative, please visit: housing-infrastructure.canada.ca/bch-mc/about-apropos-eng."

Coming soon?



There is signage at 4431 St. Catherine St. between Kensington and Metcalfe for "Clinique Mika," but no other explanation, as seen May 8. The location was being used by the Hillside Lane condo development until recently.

PHOTO: INDEPENDENT.

400-404 Boul. Laird, TMR



A rare find in excellent location near shopping, transportation. Spacious duplex first time on the market in 50 years. Ground floor available immediately, has 3 bedrooms including master with walk in closet and ensuite bathroom. Finished basement with powder room. Large windows fill the home with natural light. Each unit has access to a 2 car garage.

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RETAIL WATCH – OPINION & ANALYSIS

Victoria village hits vacancy-rate low! Greene's ticks up a bit

BY DAVID PRICE

VICTORIA VILLAGE

New

Salon de Barbier El West, 342A Victoria, former site of Petit Lapin gluten-free bakery. See September 1, 2025, p. 22.

La Maison Est sushi and Japanese food, 342B Victoria, former site of Ongles Victoria. See September 1, 2025, p. 22.

Savoir-Fer Boucherie, 344 Victoria, former site of Paradiso Pasta. See February 10, p. 9.

Donato Gelato, 345 Victoria, former site of dry cleaners. See September 30, 2025, p. 1.

Crux Comptoir, 368 Victoria, former site of Foot Solutions, which moved to 386 Victoria. See January 27, p. 14

Green Glow, 4822 Sherbrooke St., former site of Brooklyn.

Spuntino by Donato, 4858 Sherbrooke, former site of Melrose Pizza, Brasserie Centrale, Well House, Mess Hall

Billie le Kid, 4860 Sherbrooke St., former site of Les Petits Voyous. See p. SL-6

D Burger, 4864 Sherbrooke, former site of Bilboquet

Seven Money Exchange, 4906 Sherbrooke, former site of Fougagerie. See January 27, p. 14

Elite Laser, former site of Spa Equanimité, 4908 Sherbrooke St.

XS Montreal tattoos, 4914 Sherbrooke, former site of Ono Pokii, Marco's & Pepe's. See September 1, 2025, p. 22.

TNT (second storefront), 4915

Sherbrooke, former site of Tabprana, Ben & Tournesol.

Mavra Toufidis Couture, 4927

Sherbrooke St. (upper) former site of Les Dames de Nohant and Au Sommet pop-up store.

Closed

Toucheh, 351 Prince Albert, according to internet sources and a walk-by last week. Its voicemail box was full on May 5.

Moved

Frame Shoppe from 318 Victoria to 320A Victoria, former site of Boutique Evelyne. Its former space has been taken over by existing neighbour Newsam Construction.

Leonidas Culture Chocolate from 318A Victoria Ave. (now empty) to Westmount Square.

Not in retail use

South side of Sherbrooke

4920 Sherbrooke St., former site of La Canadienne.

4930B Sherbrooke, former site of OAK (One of a Kind)

5014 Sherbrooke, former site of Bois et Cuir

North side of Sherbrooke

4935 Sherbrooke St., former site of Envers

4937 Sherbrooke, former site of Ben & Tournesol

4943 Sherbrooke, former site of

Starbucks
Victoria Ave.

318A Victoria Ave., former site of Leonidas Culture Chocolate.

322A Victoria, former site of Astri Prugger design

351 Prince Albert, former site of Toucheh.

Victoria village vacancies: 9

Estimated* number of storefronts: 125

Estimated* unit vacancy rate: 7.2 percent (May 2025: 16.7 percent – September 2024: 22.1 percent – March 2024: 20.2 percent – September 2023: 17.8 percent – March 2023: 15 percent)

OTHER

New

Atelier Cookie, 4419 St. Catherine. See December 9, 2025, p. 7.

Sum Gourmand, 4435 St. Catherine. See January 20, p. 8.

Closed

Hillside Lane condo project's sales office, 4431 St. Catherine.

Not in retail use

4431 St. Catherine.

§ The Greene village area totals exclude Westmount Square and Alexis Nihon.

*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.



Beginning about four and a half years ago (see December 7, 2021, p. 14), the Donato group of restaurants has gone from zero to four establishments in Victoria village, opening in unused spaces in all cases, and often ones that had long been vacant and/or were prominent, including the former locations of Gascogne, Mess Hall and Bilboquet. These two recent additions to the empire were photographed on the south side of Sherbrooke near Victoria on May 7.

RETAIL WATCH

GREENE VILLAGE

New

Chloe & Co Brow & Wax Bar, 1337 Greene Ave., former site of Prime Kitchen Cabinets, which is now in Côte St. Luc.

Miele, 1394 Greene, former site of Lululemon, Bank of Nova Scotia. See April 22, 2025, p. 9 & November 4, 2025, p. 23.

Moku Bistro Japonais. 4090 St. Catherine.

Kifkif, 4124 St. Catherine St., former site of Hogar, which is now on Côte de Liesse. See December 2, 2025, p. 14.

Closed

Peluche Animalerie Urbaine, 4071 St. Catherine St. It continues downtown, in Old Montreal and in Brossard.

Hogar Mexican Grill, 4124 St. Catherine St.

Surprise Enfants, 1277 Greene. Boutique Surprise continues inside Westmount Square.

SieMatic Montreal kitchen design, 1327 Greene. A call on May 5 to its phone number was not returned.

Kinton Ramen. 4090 St. Catherine. It continues downtown, in Laval and in Côte des Neiges.

Coming

Haraz Café. 1201 Greene, former site of Ryu and Liv.

Smashberry. 1314 Greene, former site of Suetables, which moved up the street.

Moved

Fade Atelier barber shop moved from 4267 St. Catherine to 1368 Greene.

SNS (Save N Ship) moved from 4267 St. Catherine to 1368 Greene.

Suetables moved from 1314 Greene to 1357 Greene.

Uchuu moved from 1216 Greene to 1373 Greene.

Not in retail use

1201 Greene Ave, former site of Liv.

1216 Greene, former site of Uchuu, which moved up the street.

1277 Greene, former site of Surprise Enfants.

1314 Greene, former site of Suetables, which moved up the street.

1327 Greene, former site of SieMatic.

1329 Greene, former site of Galerie Blanche.

1334 Greene, former site of Promenade Greene, whose owner is continuing at Elle Apriori, 1347 Greene.

1336 Greene, former site of Globex, which moved across the street

1366 Greene, former site of **Nicholas Hoare** bookstore.

4024A St. Catherine St., former site of Tutti Frutti

4024 St. Catherine St., former site of Sparta Grilled Chicken.

4026 St. Catherine St., former site of Morning Glory

4026A St. Catherine St., former site of Tia Maria prêt a porter

4028 St. Catherine St.

4032 St. Catherine St., former site of liquidation retailer

4071 St. Catherine St. (rear unit)

4185 St. Catherine St., former site of Ryu.

4267 St. Catherine, former site of SNS and Atelier Fade, which both moved to Greene.

One second floor, one first-floor and one basement unit in Plaza Alexis Nihon (versus one first-floor and four basement units last Retail Watch - Its second floor's food court has also reopened since then).

Two units in Westmount Square (versus three last Retail Watch).

Greene village area vacancies: 20

Estimated* number of storefronts: 98

Estimated* unit vacancy rate: 20.4

percent (May 2025: 16.3 percent –

September 2024: 13.3 percent – March

2024: 16.3 percent – September 2023:

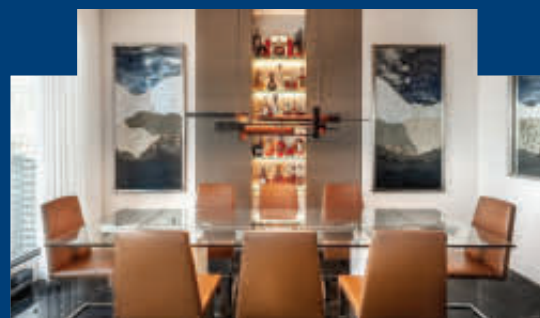
16.7 percent – March 2023: 17 percent)



On the western side of Greene below Sherbrooke, someone is building something, as seen May 5, in the former building of Globex and Promenade (now Elle Apriori), both of which have moved to the eastern side of the street.



The former site of Save N Ship and Fade Atelier on St. Catherine west of Greene is empty, as seen May 8. Both have moved to Greene south of Sherbrooke.



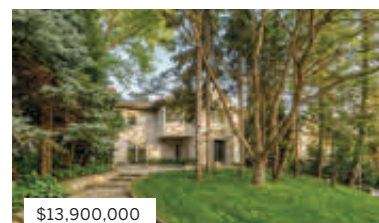
One of a kind homes
tailored to your lifestyle.

Nuns' Island | MLS 19065226

Sotheby's
INTERNATIONAL REALTY

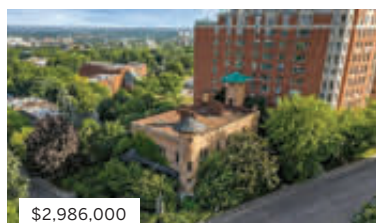
Québec

WESTMOUNT HOMES



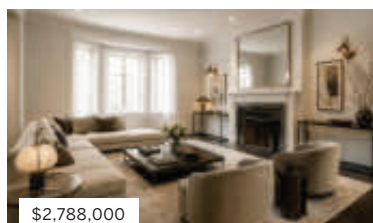
\$13,900,000

Westmount
BED: 3+1 | BATH: 3+2 | MLS 28258066
Kaufman Group† 514.379.1333



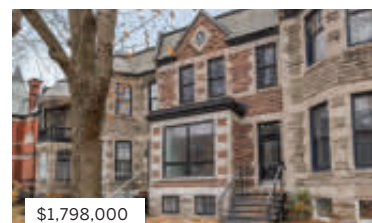
\$2,986,000

Westmount
BED: 3 | BATH: 2+1 | MLS 21177228
Saguy Elbaz* 514.892.7653



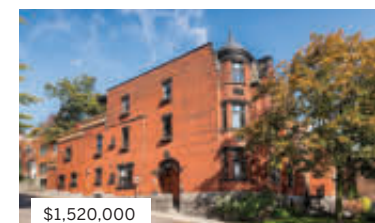
\$2,788,000

Westmount
BED: 3+1 | BATH: 3+1 | MLS 26674824
Kaufman Group† 514.379.1333



\$1,798,000

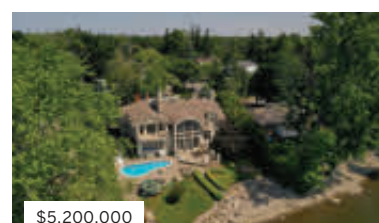
Westmount
BED: 5 | BATH: 3+1 | MLS 27657156
Saul Ciecha* 514.941.6248



\$1,520,000

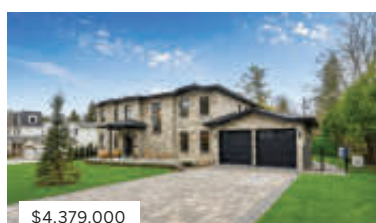
Westmount
BED: 4 | BATH: 2+1 | MLS 18150386
Karen Karpman* 514.497.8218

LUXURY HOMES



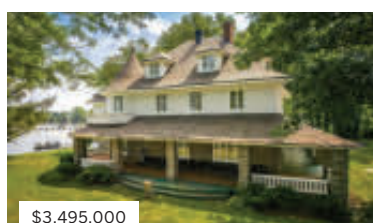
\$5,200,000

Beaconsfield
BED: 5 | BATH: 4+3 | MLS 16061055
Aurora Group** 514.293.2277



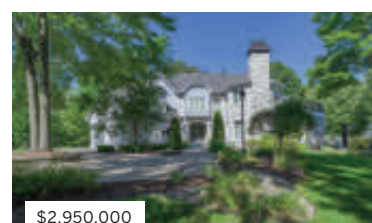
\$4,379,000

Baie-d'Urfé
BED: 7 | BATH: 6 | MLS 9958508
Maxime Lafrenière* 514.651.8325



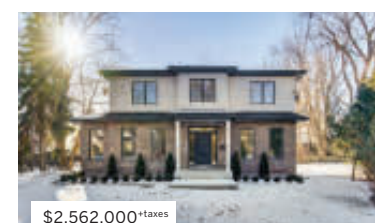
\$3,495,000

Léry
BED: 10 | BATH: 4 | MLS 20081302
Vincent Chaput* 514.264.3555



\$2,950,000

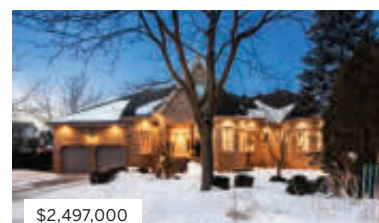
Drummondville
BED: 3 | BATH: 2+3 | MLS 17213689
Esther Mercier** 819.357.5839



\$2,562,000*taxes

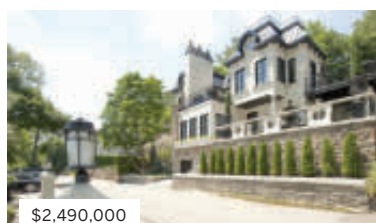
Beaconsfield
BED: 5 | BATH: 4+1 | MLS 12184308
Barbara Baudinet** 514.825.9890

LUXURY HOMES



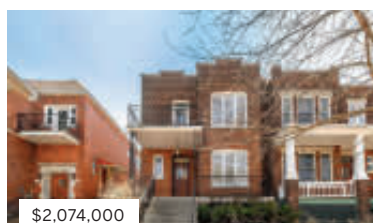
\$2,497,000

Saint-Lambert
BED: 4 | BATH: 4+2 | MLS 17777105
Zoë Vennes** 514.718.8004
Anne Marineau* 514.231.8698



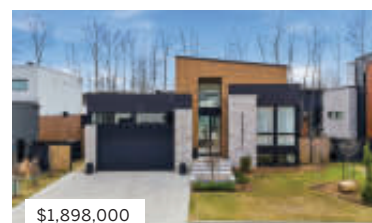
\$2,490,000

Saint-Vincent-de-Paul
BED: 3 | BATH: 4 | MLS 19062373
Lynne Leclair* 514.570.8998



\$2,074,000

Outremont
BED: 5 | BATH: 2+2 | MLS 12940828
Cassian Bopp* 514.952.9115



\$1,898,000

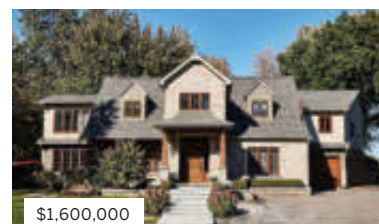
Blainville
BED: 4 | BATH: 3 | MLS 26224200
Marc-Olivier Amnotte* 514.585.9111
Nadia Maltais* 514.994.3589



\$1,829,000

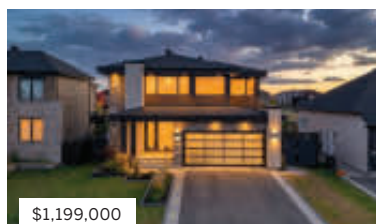
Hull (Gatineau)
BED: 3 | BATH: 3+1 | MLS 13011241
François Emond* 514.222.4876

LUXURY HOMES



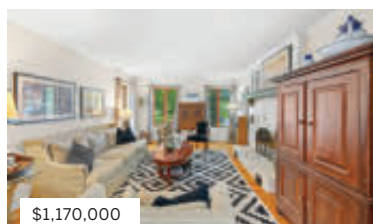
\$1,600,000

L'Île Bizard
BED: 4 | BATH: 3+1 | MLS 22432807
Sylvie Ménard* 514.827.6200



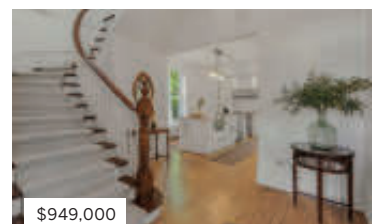
\$1,199,000

Saint-Eustache
BED: 3 | BATH: 2+1 | MLS 13847628
Jean-Philippe Hébert* 450.613.0105



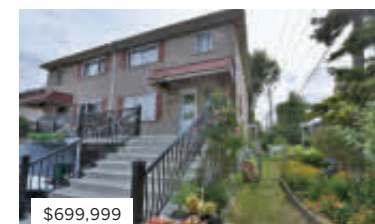
\$1,170,000

Hudson
BED: 5 | BATH: 3 | MLS 27826515
Jessica Lombard* 514.476.9700



\$949,000

Richelieu
BED: 5 | BATH: 1+1 | MLS 16600518
Judith Ritchie* 438.995.7494



\$699,999

Saint-Laurent
BED: 4 | BATH: 1+1 | MLS 12651241
Thomas Hoang* 514.515.9188



One of a kind homes tailored to your lifestyle.

Mount Royal | MLS 26585135

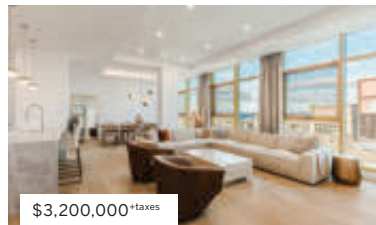


LUXURY CONDOS



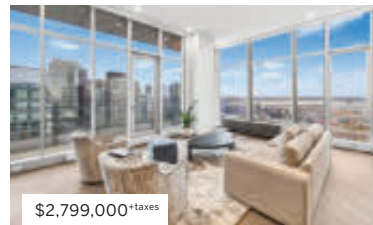
\$8,500,000

Ville-Marie
BED: 2 | BATH: 2+1 | MLS 22453261
Cyrille Girard* 514.582.2810



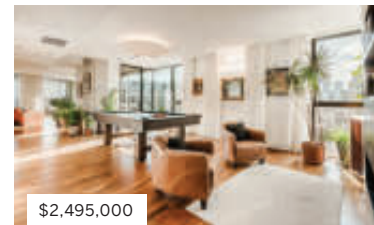
\$3,200,000*^{taxes}

Ville-Marie
BED: 2 | BATH: 2+1 | MLS 15679067
Bek Yas* 514.742.6262



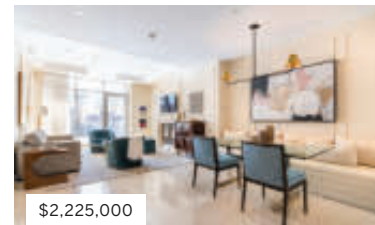
\$2,799,000*^{taxes}

Ville-Marie
BED: 2 | BATH: 2+1 | MLS 17805108
Susan Lloyd (Leduc)* 438.882.8088
Géraldine Libraty* 514.962.5563



\$2,495,000

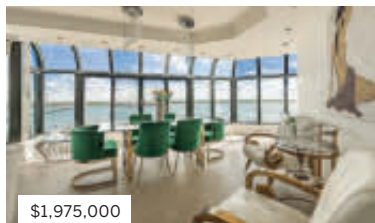
Le Sud-Ouest
BED: 2 | BATH: 2+1 | MLS 15797203
Marc-Olivier Laroche* 514.772.8726



\$2,225,000

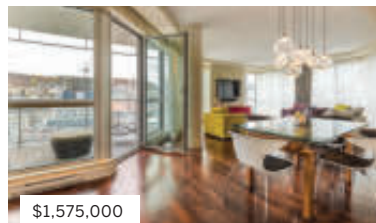
Ville-Marie
BED: 2 | BATH: 2+1 | MLS 22671154
Alexander Mandilaras* 514.287.7434

LUXURY CONDOS



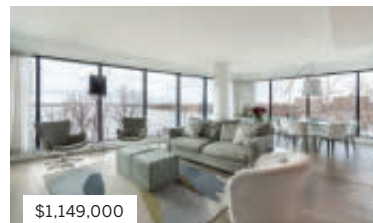
\$1,975,000

Nuns' Island
BED: 2 | BATH: 2+1 | EXCLUSIVE
The Savaria Team
Christiane Savaria** 514.830.6415



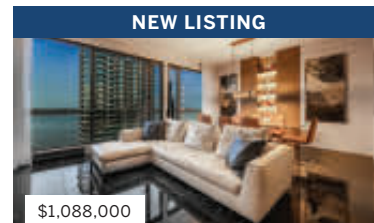
\$1,575,000

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



\$1,149,000

Nuns' Island
BED: 2 | BATH: 2 | MLS 12172300
Monica Genest* 514.400.0280
Victoria Marinacci*



NEW LISTING

\$1,088,000

Nuns' Island
BED: 1 | BATH: 2 | MLS 19065226
Kathia Cambron* 514.348.2816



\$995,000

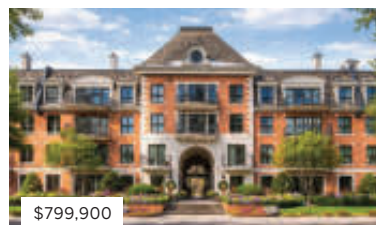
Ville-Marie
BED: 2 | BATH: 2+1 | MLS 24133441
Naami Group*
Randy Naami** 514.743.5000

LUXURY CONDOS



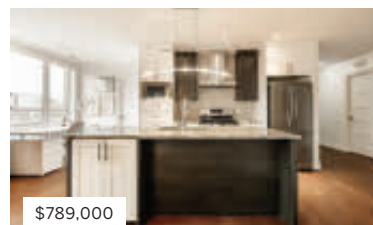
\$889,000

Chambly
BED: 1 | BATH: 1+1 | MLS 25041749
Philip Barry** 514.830.5525



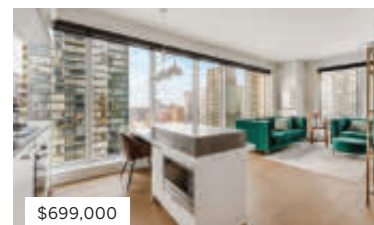
\$799,900

Nuns' Island
BED: 3 | BATH: 2 | MLS 23332744
Frandy Cherestal** 514.802.2977



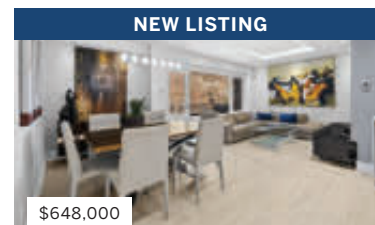
\$789,000

Saint-Lambert
BED: 3 | BATH: 2 | MLS 20793325
Zoë Vennes** 514.718.8004
Anne Marineau* 514.231.8698



\$699,000

Ville-Marie
BED: 2 | BATH: 2 | MLS 19328725
Jiesi Zhou* 514.262.7709

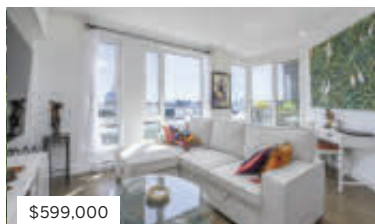


NEW LISTING

\$648,000

Ville-Marie
BED: 3 | BATH: 2+1 | MLS 20673103
Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088

LUXURY CONDOS



\$599,000

Ville-Marie
BED: 1 | BATH: 1 | MLS 10288164
Sylvie Ménard* 514.827.6200



TRIPLEX

\$1,999,000

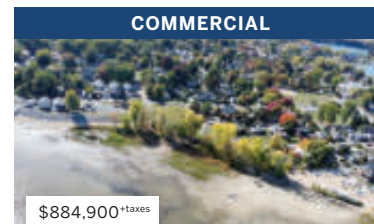
Plateau-Mont-Royal
BED: 4 | BATH: 1 | MLS 14295597
Gabriel Pliva* 514.923.5383



DUPLEX

\$1,495,000

Côte-des-Neiges—Notre-Dame-de-Grâce
BED: 3 | BATH: 1 | MLS 12045102
Alexandre Gosselin* 514.941.1088



COMMERCIAL

\$884,900*^{taxes}

Pointe-Calumet
31,425.24 SQ.FT. LAND | MLS 25523872
Stéphane Larrivée* 514.809.8466



QUADRUPLEX

\$749,000

Sherbrooke
BED: 3 | BATH: 1 | MLS 20524005
Katherine Ann Touchie* 819.560.2326

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



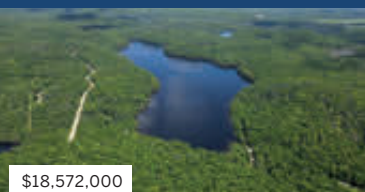
Ville-Marie | MLS 25161334

Sotheby's
INTERNATIONAL REALTY

Québec

COUNTRY ESTATES

PRIVATE LAKE



\$18,572,000

Rivière-Rouge
EXCLUSIVE
Herbert Ratsch†† 819.429.9019



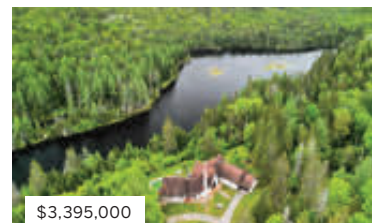
\$9,800,000

Ivry-sur-le-Lac
BED: 10 | BATH: 7+1 | MLS 16300376
Chantale Tardif* 514.532.0632



\$3,480,000+taxes

Mont-Tremblant
BED: 7 | BATH: 5+1 | MLS 25754650
Nadine Campbell* 819.421.2924



\$3,395,000

Sainte-Adèle
BED: 3 | BATH: 3+1 | MLS 21691256
Pierre Brunet** 514.248.8032
Sylvianne Collin* 514.924.0157



\$2,400,000

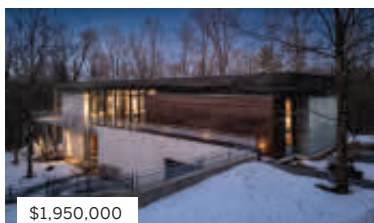
Sainte-Adèle
BED: 6 | BATH: 6+1 | MLS 26219141
Corina Enoaie* 819.421.0373
Véronique Lambert* 514.993.8778

COUNTRY ESTATES



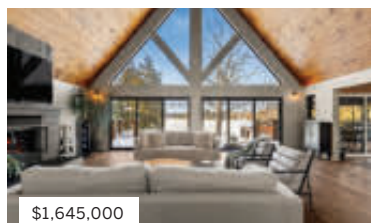
\$1,999,000

Val-des-Lacs
BED: 5 | BATH: 3 | MLS 24020616
Jennifer Vienneau* 514.265.3669



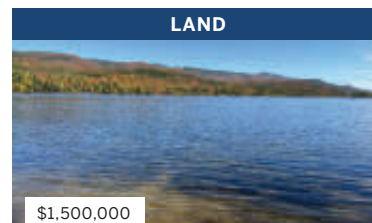
\$1,950,000

Lac-Brome
BED: 3 | BATH: 2+1 | MLS 14955535
Marie-Piers Barsalou** 450.577.0272
Johanne Meunier** 514.926.5626



\$1,645,000

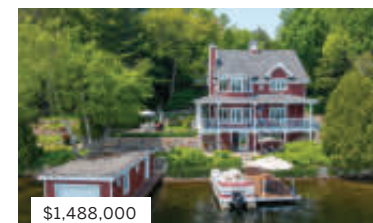
Wentworth
BED: 4 | BATH: 2+1 | MLS 11925694
Jihane Guettar* 514.250.9988



LAND

\$1,500,000

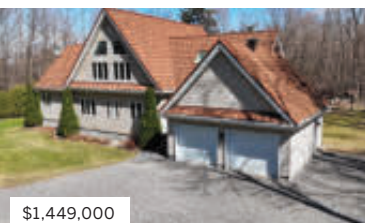
Mont-Tremblant
3.715 ACRES | MLS 16759082
Louise Jackson* Susanne Stelmashuk Chernin* 514.944.6066
Diane Stelmashuk*



\$1,488,000

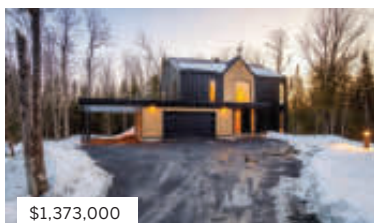
Wentworth
BED: 4 | BATH: 3+1 | MLS 17819587
Pierre Brunet** 514.248.8032

COUNTRY ESTATES



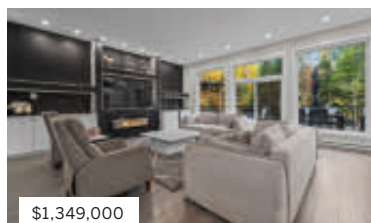
\$1,449,000

Rigaud
BED: 3 | BATH: 2+1 | MLS 25170804
Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111



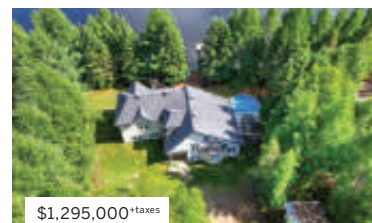
\$1,373,000

Magog
BED: 3 | BATH: 2 | MLS 14998875
Stéphane Cloutier* 819.578.7507



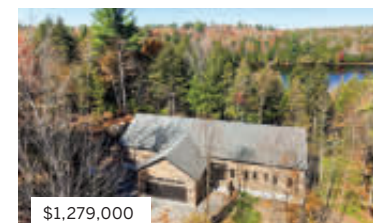
\$1,349,000

Estérel
BED: 4 | BATH: 3+1 | MLS 12068286
Laurence Pujol* 514.825.7825
François Sérès* 514.915.1825



\$1,295,000+taxes

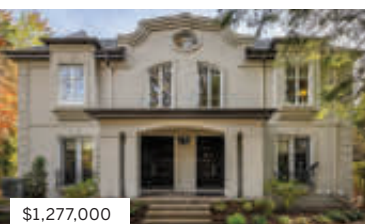
Lantier
BED: 4 | BATH: 3 | MLS 17326911
Melanie Clarke* 450.694.0678



\$1,279,000

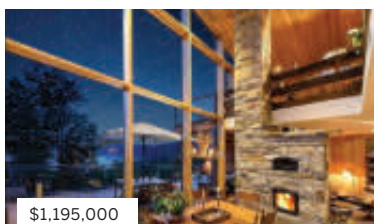
Gore
BED: 3 | BATH: 2 | MLS 20023953
Sylvianne Collin* 514.924.0157

COUNTRY ESTATES



\$1,277,000

Saint-Sauveur
BED: 3 | BATH: 1+1 | MLS 9111459
Behnoush Varnosf* 514.299.5565



\$1,195,000

Sacré-Coeur
BED: 4 | BATH: 3 | MLS 11394435
Maurice Houle* 418.580.9120



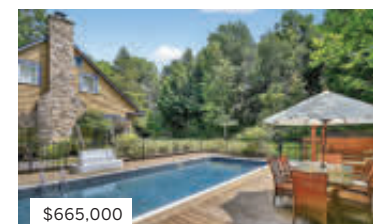
\$1,100,000

Potton
BED: 3 | BATH: 3 | MLS 11012355
Mike Cyr** 819.239.1894



\$975,000

Sainte-Anne-de-la-Pérade
BED: 3 | BATH: 1 | MLS 21213909
Marc Thibeault* 819.531.3266



\$665,000

Montebello
BED: 5 | BATH: 3+1 | MLS 28906338
Rachelle Demers* 514.378.8630

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

SOTHEBYSREALTY.CA

Update**Late-April tender publication timing for Mt. Pleasant-Holton stair repair turns into ‘very soon’**

BY JENNIFER BALL

Questioner Marc Henri Brillon, who resides on Delavigne Rd., spoke at the May 5 city council meeting asking Mayor Michael Stern why a flyer he received that outlined the city’s 2026 infrastructure projects did not include the Mt. Pleasant-Holton staircase.

Mayor Stern replied: “I do not know off hand, but I will look into it. I will report back at the next meeting.”

On February 5, Mugisha Rutishisha, director of communications for the city, had given the *Independent* a timeline when work was planned, saying, “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” (see Febru-

ary 10, p. 5 and February 17, 2026, p. 8).

The entrance to the staircase connecting Holton Ave. and Mount Pleasant Ave. was closed off for precautionary reasons in April 2025 with a Jersey wall. Green snow fencing was added on February 5 and on February 16 a third barrier was installed, metal fencing that bears the following message from the city: “Stairs Closed. Due to deterioration of metal supports. For your safety do not use. Repair works scheduled to begin soon.”

The *Independent* followed up on April 21 asking to know if Public Works had finalized the procurement requirements and if a contract has been awarded to a company to repair the staircase. Rutishisha said 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].”



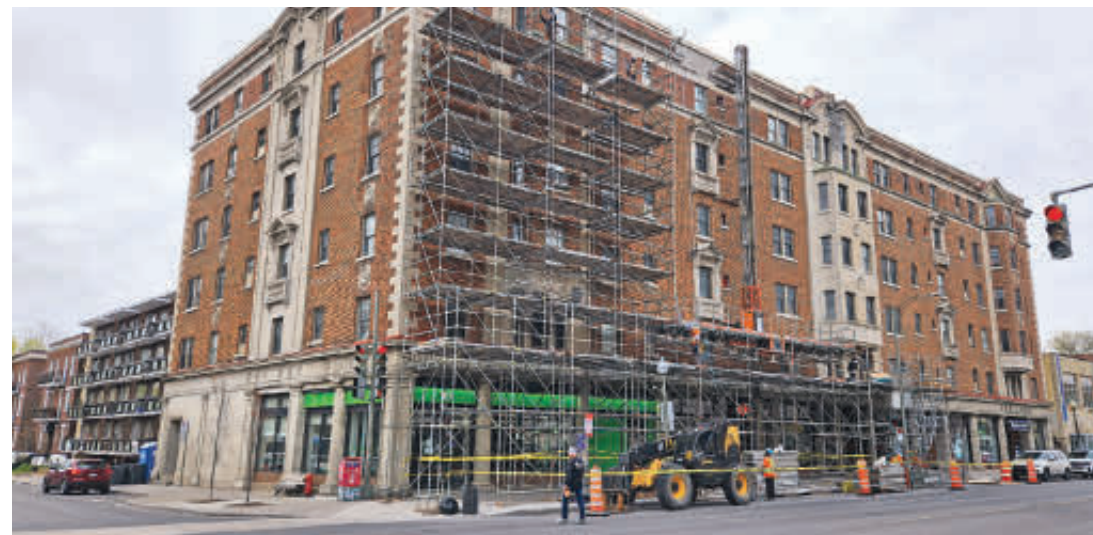
The staircase connecting Holton Ave. to Mount Pleasant Ave. on May 7.

On May 7 the *Independent* learned, “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.”

Spring means exterior construction!

These large private work sites have sprung up with the warmer weather. Above, 300 Lansdowne (at de Maisonnette), top right, the Pickwick Arms/5010 Sherbrooke (at Claremont), and at right the back of Place Kensington on Hillside, as seen on May 8. There are other large (and small) projects under way in town, including at the 4300 de Maisonnette apartment building, 201 Metcalfe and Westmount Square (see p. SL-12).

PHOTOS: INDEPENDENT.



35 Thornhill: Tract development in Westmount



House history

ANDY DODGE

The transition of Westmount from a barons' paradise to an active city was well under way in 1922. By then, the area around the area's Stanton St. "cradle" – the seat of the local city office, school, fire department and "magistrate's court" – began to draw interest, and wealthy landowners succumbed to pressure from eager land speculators and builders to build groups of houses where mansions once stood.

When the township of Notre Dame de Grâce was created in 1874, planners started mapping out streets and subdivisions for development, trying to take advantage of an economic boom before it finally collapsed. This planning work and the economy kept development fairly slow for the next 20 years.

Some farmers – including "gentleman farmers" – set up their orchards and gardens in the area where Côte St. Antoine Rd. began its westward march across the mountainside, leading to the huge "Monklands" mansion, which has since been transformed into Villa Maria School.

Clarke's orchards

Simon Clarke was one of the first to settle in the area, and planted fruit-bearing trees on the mountainside to take advantage of sun exposure.

Already in 1859 he sold off some of his land above Côte St. Antoine to David J. Greenshields, one of Canada's prominent financiers, who set up a small farm along



Hopkins map of 1879

Clarke's driveway.

Gregor McGregor and his wife, Elizabeth Clarke, took over the large strip of land on the western side of the Greenshields property and leading up the hill to what is now Cedar Ave., but was forced to sell to his lawyer, Alexander Cross, who found a group of investors including William Notman, William Angus, John MacFarlane and Alexander Ramsay, to hold onto the land while the economy was improving.

Another piece of land was picked up by John McGlahan, who started a farm just to the west of Stanton St., the road leading to all the city property.

Crawford Ave. born, transformed

The steep hill from Stanton St. made it easier for McGlahan to approach his farm



Goad's map of 1890.

from a lane to the west, and more development to the north forced the city to take over that roadway, which it called "Crawford Ave."

The road heading eastward from Crawford, with subdivisions all the way along it, was named Montrose Ave., which still exists today.

Crawford Ave. became Church Hill to recognize a small white clapboard "mission" church – St. Matthias' Parish – that was built just opposite the McGlahan farm sometime between 1879 and 1893.

The street climbed the hill past a very dense set of brambles that often tore on children's clothes, and which (according to local historian Michael Walsh) their mothers wanted covered with a mesh of netting.

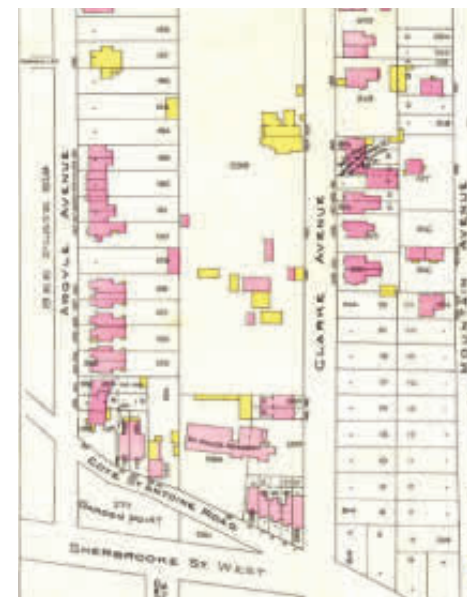
Thornhill Ave. born

And so derived the name "Thornhill," which was to become a street running along the south side of Montrose Ave, overlooking the city buildings on Stanton that were built into an old limestone quarry.

An 1893 cadastral map of Westmount shows Montrose running from Church Hill to Argyle Ave, with a projected avenue stretching across the top of the Greenshields property.

One block of Thornhill Ave. appears on the Lovell's Directory map of Westmount in 1920.

It took another two years and, no doubt, considerable negotiating and planning until finally, in June of 1922, Lydia Clarke-Ramsay sold a huge piece of land stretching back 187.5 feet (about 57 metres) from Argyle Ave. and extending Thornhill to the east, with plans to extend it all the way to Clarke Ave. at some point, re-numbering



Goad's map of 1912.

of the original properties on the west end of Thornhill and with the plan to add in numbers beginning at Clarke Ave.

The buyer was Charles J. Brown Ltd., who re-drew all the cadastral lines – which had been drawn up by the city originally and already re-drawn in anticipation of their development.

By the time the pens and rulers were set aside and Ms. Clarke-Ramsay and Mr. Brown met at the notary's office, the entire area had been re-drafted and prepared for construction of at least 12 houses and the extension of Thornhill Ave. between them.

First owner of 35 Thornhill

It took less than a year to attract Alice Anna MacLea, widow of Hugh Brodie, a downtown flour merchant. They had lived at 558 Roslyn Ave. until he died, and she moved into 35 Thornhill, a much smaller house, since both of her children were married with their own families.

From here, the Brodie family extended in various different directions.

Alice died in July 1933, leaving the house to her daughter, Leah Florence Brodie Shearer and son, William L.A. Brodie, who was married to Florence Mildred Russell.

William died in 1939, and his wife went on to marry (and outlive) Dr. Frederick MacKay.

Leah then died in 1943, leaving her share of the house to her children, who were concerned about the share still outside the family, thus they purchased the 50-percent share in the name of the estate of William L. A. Brodie, who held onto it until Heather Brodie, perhaps William's daughter, who took title to the entire property and moved in with her husband,

– 1874 –

Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated.

– 1876 –

Village of Côte St. Antoine (area of current-day Westmount) breaks away. It becomes a town in 1890.

– 1888 –

Wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892.

– circa 1890 –

Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.

– 1895 –

Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.

– 1899 –

Westmount Public Library opens in its current building (which has been added to).

– 1922 –

Current city hall opens.

– 1925 –

The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.

– 1958 –

Westmount's previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.

– 2002 to 2005 –

The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.

– 2013 –

Current Westmount recreation centre opens.



35 Thornhill on May 7.

PHOTO: INDEPENDENT.

Thomas Emerson Hodgson, in 1959.

(This litany, which we have tried our best to recount, was somewhat baffling even to the notaries who handled the deeds.)

Tenants

That having been said, the house was rented throughout the ordeal, first to Arthur M. Creighton, secretary-treasurer of St. Lawrence Paper, then to Kenneth G. Toy, manager of Provincial Paper Co. Ltd., and on through leases to E. F. Erzinger and Herbert Cresswell, before the Hodgsons took over the house in 1959.

The owners stayed there until 1972, when they sold the small house to J. Stuart Spalding, who bought the property for \$40,002, the extra \$2 cash used to clear all the titles of the previous five decades.

With the tremendous growth in real estate prices, the Spaldings were able to sell

the property for \$180,000 (the declared price of the property, which went for \$1 and other considerations) to Daniel Somers, then for an extra \$50,500 (\$230,500 declared) to Dr. John Lister and his wife, Lynne Hylands.

In 1992, the house sold for \$320,000 but after the 1995 Quebec referendum brought considerable worry to the Westmount real estate market, they sold in 1997 for \$310,000.

Manuel Silva and Son Hee Park then almost doubled the value by 2004, when they sold for \$600,000, and Nathalie Bélanger then nearly doubled her investment by selling to the current owner for \$1,180,000 in 2016.

The property is currently for sale for \$2,150,000, down from a recent \$2,250,000.

The 2026 municipal valuation for the property is \$1,696,800.



Simon Clarke's house. It was built in 1822-23 as a summer house, according to internet sources, and its exact fate is the subject of debate.

Image courtesy of Westmount Historical Association.

<i>History of 35 Thornhill (since construction)</i>			
Date	Buyer	Price	
16 Feb 1972	J. Stuart Spalding		\$40,002
20 Aug 1984	Daniel Somers, executive		\$180,000
4 Apr 1923	Alice Anna MacLea, widow of Hugh Brodie	\$13,000	3 Mar 1986 Dr. John Lister & Lynne Hylands \$230,500
26 Jun 1939	Leah Brodie Shearer and Florence Russell Brodie	estate	31 Aug 1992 Benn Mikula & Nicole Rolland \$320,000
13 Mar 1953	estate William L.A. Brodie, ½ share	\$10,000	16 Jul 1997 Manuel Silva & Son Hee Park \$310,000
12 Mar 1959	Heather Brodie-Hodgson	estate	15 Sep 2004 Nathalie Bélanger \$600,000
			30 Nov 2016 current owner \$1,180,000

Work continues at Prince Albert Square



As seen May 7, work continues at Prince Albert Ave. and de Maisonneuve to complete the six-townhouse building-conversion portion of the Albert Square project, although at least one unit is occupied. The latest visible achievement is the black cladding on most of the bay windows. The two "grand" townhomes to the east, built from scratch, have been completed and one is occupied. The site's re-development story goes back to 2016 (see story June 14, 2016, p. 1).

PHOTO: INDEPENDENT.

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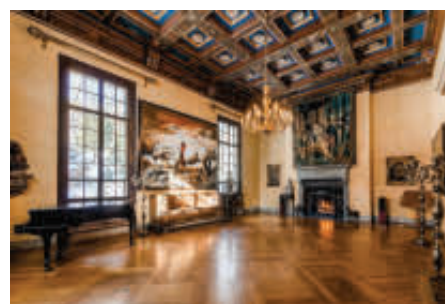
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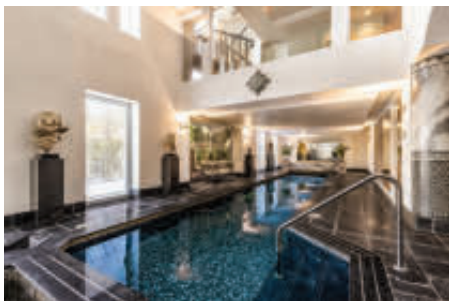


25 Av. Aberdeen
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\$13,900,000
MLS 28258066



118 Av. Upper-Bellevue
WESTMOUNT
\$13,800,000
MLS 17174882

ACCEPTED OFFER



5 Summit Circle
WESTMOUNT
MLS 10477696



40 Ch. Belvedere
WESTMOUNT
\$6,495,000
MLS 26753243

Marie Sicotte
Real Estate
Broker

Sicotte &co.



NEW



Westmount

\$2,850,000

3 Westmount-Square, apt. 1511

3 2+1 1



Westmount

\$2,950,000

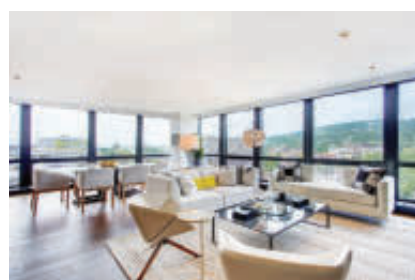
3 Westmount-Square, apt. 617-618

3 2+1 2



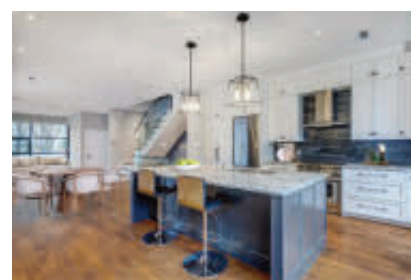
Westmount

2 Westmount-Square, apt. 1005
\$2,795,000



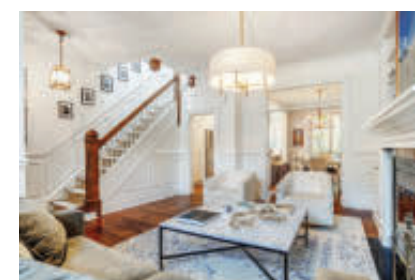
Westmount

2 Westmount-Square, apt. 703
\$2,795,000



Westmount

73 Hillside Av.
\$2,195,000



Westmount

70 Columbia Av.
\$1,875,000



Groupe Sutton Centre-Ouest, Inc.
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