



## 3133 Tillicum Rd 304 Saanich BC

\$349,900

Welcome to Montague House! This top floor, southwest-facing suite is bathed in natural light, creating a bright and welcoming living space. Freshly painted, this spacious 2 bedroom layout features an open concept design, perfect for comfortable living and entertaining friends and family. Located in a well-maintained 55+ building, you'll enjoy access to fantastic amenities, including a social room, exercise area, and a rentable guest suite. Conveniently situated near trails along the Gorge, parks, shopping, banks, the library, coffee shops, and groceries, with transportation right at your doorstep. The building offers covered visitor parking, additional storage, and is well managed, with a waitlist for resident parking. One small furry friend (up to 25 lbs) is welcome. This is an ideal choice for downsizing or retirement, combining comfort and convenience in this exceptional community! PRICED REMARKABLY WELL FOR A PROMPT SALE!

Listing Presented By:



Originally Listed by:  
Macdonald Realty Victoria

mike@mikechubey.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca