

182 METCALFE STREET

kt

KORMENDYTROTT.COM





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3+2 BEDROOMS



2 BATHS



1,062 SQ.FT



3 PARKING





welcome home

Welcome to 182 Metcalfe Street—a beautifully updated stone-and-brick bungalow in one of Guelph's most walkable and vibrant neighbourhoods. With a legal basement apartment, separate laundry, and private entrances for both units, this home offers flexibility for multigenerational living or rental income. Set on a spacious, fenced lot with a stone patio and double-wide driveway, it's the perfect blend of 1960s charm and modern convenience—all just steps from parks, trails, shops, and downtown Guelph.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090
info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor







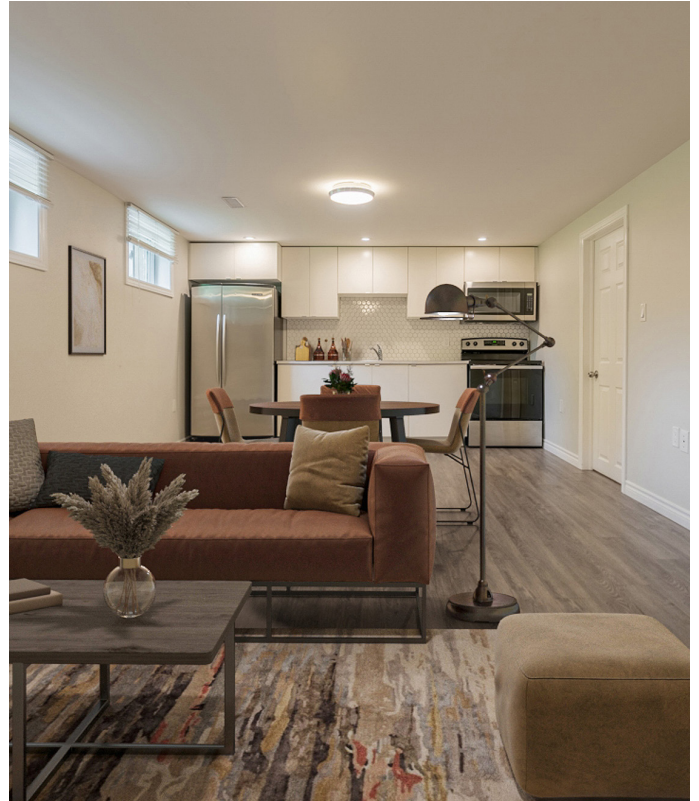
main floor





lower level







what

OUTSIDE

- Stone, brick, and aluminum siding exterior
- Interlock-widened driveway and walkway
- Flowerbeds with stone retaining wall
- Partially covered front porch with metal railing
- Fenced backyard with two garden sheds and interlock stone patio

GROUND LEVEL

- Three Bedrooms | One Washroom
- Entryway door with Weiser® keyless entry
- Foyer with coat closet, semi-flush light fixture, and 12" x 12" tiles installed on 45-degree angle
- Living and Dining area with a smooth ceiling and 5.5" laminate flooring
- GE® stacked washer and dryer (2019)
- Four-piece washroom with Jacuzzi-style soaker tub

KITCHEN

- 5.5" laminate floor
- Bosch® built-in wall oven and microwave (2019)
- LG® French-door refrigerator with bottom freezer
- Dual-basin sink with flat bottom and single-lever faucet
- Stone backsplash
- American Standard® range hood
- Built-in electric cooktop (2019)
- Smooth ceiling

LOWER LEVEL

- Legal apartment with two bedrooms and one washroom
- Separate side entrance with carpeted stairs
- Spacious bedrooms, one with included Murphy Bed
- Laminate flooring throughout
- Under-stairs storage
- Kitchenaid® French-door refrigerator with bottom freezer
- Ikea® over-the-range microwave
- Stainless-steel electric range
- GE® stacked washer and dryer
- Vanity with oversized built-in sink
- Step-in shower

MISCELLANEOUS

- Lennox® gas furnace (2020)
- Lennox® central air conditioner (2019)
- 200 AMP electrical panel, New pole to power line (2019)
- Basement apartment complete reno --cosmetic, electrical, plumbing, etc. (2019)
- Water heater - Owned (2020)
- Sewage extractor (2020)
- Sump pump (2020)
- Roof (~2014)
- Water softener

is included

specifications

TYPE Detached

LEVELS 1

YEAR BUILT 1960

SQUARE FEET 1,062

BEDROOMS 3 +2

BATHROOMS
Full 2

DRIVEWAY PARKING 3

LOT
Frontage: 60FT
Depth: 100FT
Total: 6,135FT

FRONT EXPOSURE North

HEAT SOURCE Natural Gas

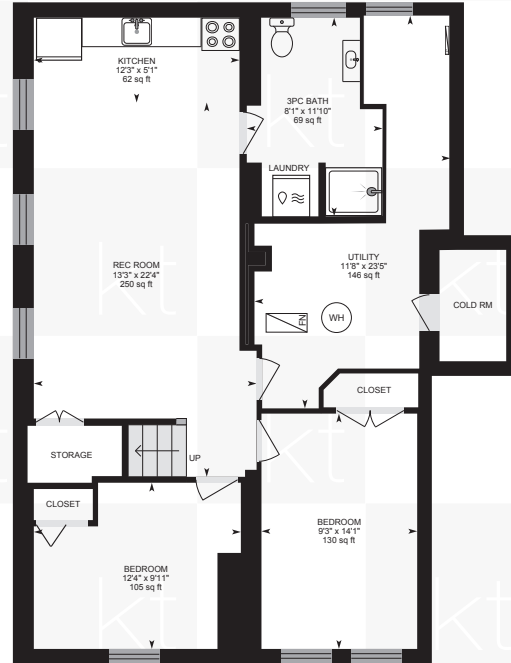
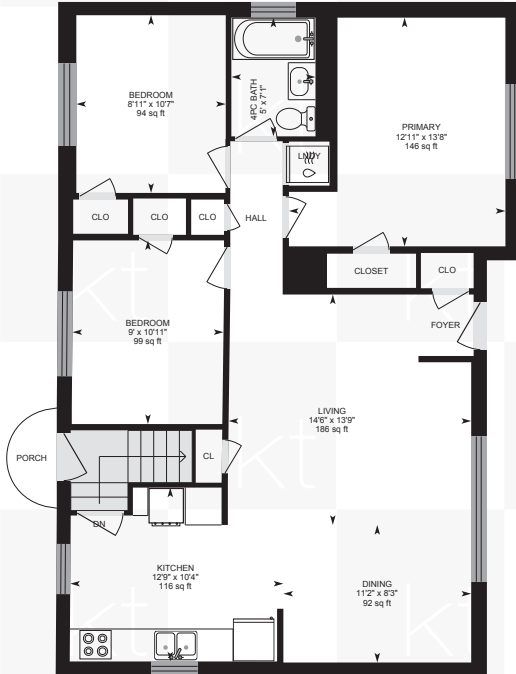
CENTRAL A/C Yes

2025 PROPERTY TAXES \$4,612

*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

182 METCALFE STREET

Measurements and calculations are approximate
To be used as guidelines only



neighbourhood

WELCOME TO THE GENERAL HOSPITAL NEIGHBOURHOOD!

Welcome to the General Hospital neighbourhood—where charm, convenience, and community come together. Just steps from downtown Guelph, this vibrant area blends historic homes and tree-lined streets with easy access to parks, schools, shops, and the renowned Guelph General Hospital. Whether you're raising a family, downsizing, or planting new roots, this walkable, well-connected neighbourhood offers the perfect balance of character and comfort.



SCHOOLS.



JOHN GALT PS (JK - 6)

50 Laurine Ave
(519) 824-4760

4MIN 15MIN

JOHN F ROSS COLLEGIATE

371 College Ave W
(519) 821-4510

3MIN 13MIN

HOLY ROSARY CS (JK - 8)

365 Stevenson Street N
(519) 824-5650

1MIN 9MIN

ST. JAMES CHS (9 - 12)

57 Victoria Road N
(519) 822-4290

5MIN 31MIN

AMENITIES.



PLACES

- Zehrs 1MIN 8MIN
- Food Basics 2MIN 7MIN
- Starbucks 2MIN 9MIN
- Tim Hortons 2MIN 7MIN
- Stone Road Mall 13MIN --
- Downtown Guelph 4MIN 23MIN

BULLFROG POND PLAYGROUND

- Fields 2MIN 5MIN
- Playground
- Walking paths

RIVERSIDE PARK

- 80 Acres 3MIN 21MIN
- Walking trails
- Sports fields
- Picnic areas
- Washrooms
- Playground

GUELPH CENTRAL STATION

HWY 401

HWY 6 NORTH

5MIN 28MIN
20MIN
9MIN

CALL/TEXT

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SOCIAL

