

\$1,499,900 - 606 Niagara St, Victoria

MLS® #1011936

\$1,499,900

3 Bedroom, 2.00 Bathroom, 3,362 sqft

Single Family on 0.11 Acres

James Bay, Victoria, British Columbia

Welcome to Æoliaâ€™s Cottage, a cherished heritage-designated Arts & Crafts home in the heart of James Bay. Built in 1907, this timeless residence blends historic character with thoughtful updates. The attractive facade and lush gardens set the tone for the inviting interiors featuring high coved ceilings, hardwood floors, and abundant natural light. The grand living room, originally designed as a music studio, offers a dramatic 12-foot ceiling, gas fireplace, and elegant picture windowsâ€”perfect for gatherings or quiet reading. Character details flow into the dining space, where coved ceilings and period features create a timeless setting for entertaining. The remodeled kitchen combines old-world charm with modern convenience, showcasing granite counters, gas stove, and generous cabinetry. Upstairs, youâ€™ll find three spacious bedrooms and a renovated bathroom with heated floors. Designated as a Heritage Property in 1986, the home has seen improvements over the years that include heat pump ensuring comfort and energy efficiency, landscaping, roof, gutters, paint and trim restoration while preserving the historic integrity. Situated on a 4,732 sq ft lot, this property offers a beautifully landscaped oasis, ideal for gardening or outdoor entertaining. Enjoy the ultimate walkable lifestyle, just steps to Dallas Road waterfront, Beacon Hill Park, and vibrant James Bay Village with shops, cafÃ©s, and downtown amenities nearby. This is a rare opportunity to own a piece of



Victoriaâ€™s history in one of its most desirable neighborhoods. Heritage charm, modern comfort, and an unbeatable locationâ€™welcome home! (id:6289)

Built in 1907

Essential Information

Listing #	1011936
Price	\$1,499,900
Bedrooms	3
Bathrooms	2.00
Square Footage	3,362
Acres	0.11
Year Built	1907
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	606 Niagara St
Subdivision	James Bay
City	Victoria
Province	British Columbia
Postal Code	V8V1H9

Amenities

Features	Southern exposure, Corner Site, Other
Parking Spaces	2

Interior

Heating	Oil, Electric Forced air, Heat Pump
Cooling	Air Conditioned, Fully air conditioned
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office

RE/MAX Camosun



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Listing information last updated on October 14th, 2025 at 1:31am MDT