



## SOPHISTICATED DOWNTOWN LIVING

Indulge in the epitome of quiet luxury living at Cathedral Hill. This 2-bedroom, 2-bathroom condominium overlooks Parliament, the Supreme Court and its namesake cathedral. It's a quintessentially Ottawa home, designed for your executive lifestyle. The quality of the finishings within the unit and throughout the building make it one of the most coveted addresses in the city. With 9-foot ceilings, hardwood floors, and expansive windows, the open-concept kitchen, dining, and living areas seamlessly flow onto the long balcony.

## 808-428 SPARKS STREET CENTRETOWN

- ✓ 2 Bedroom, 2 Bathroom
- ✓ 1 Parking, double-size locker
- ✓ Fully-equipped fitness centre/yoga studio
- ✓ Concierge, guest suites, dog wash,
- ✓ In-suite laundry
- ✓ Entertaining lounge with bar & kitchen

### LOCATION

Ottawa downtown's heritage district is very close to Parliament Hill, across from Bronson Park, Sparks St, the Ottawa River, Gatineau & transit.



*Liisa Vexler*  
Real Estate

**808-428 SPARKS STREET**



### THE BUILDING FEATURES & AMENITIES

This LEED-certified building is like no other because of its energy-efficient features and an air exchange system that means no matter the air quality outside, inside you are breathing only purified air.

And that's not just in your suite. The amenities throughout the building are second-to-none:

- Concierge
- Entertainment lounge with full caterer's kitchen, bar & outdoor terrace
- Exercise centre w/ yoga studio & sauna
- 2 guest suites
- Dog wash, workshop
- Extra laundry room
- Car wash station
- Potential to install EV charger in your parking spot

### INCLUSIONS

- ✓ Stove, microwave, rangehood
- ✓ Washer/dryer combo
- ✓ Fridge, dishwasher
- ✓ Window coverings

### EXCLUSIONS

- ✓ Tenant possessions

### IS THIS YOUR NEXT HAPPY PLACE?

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