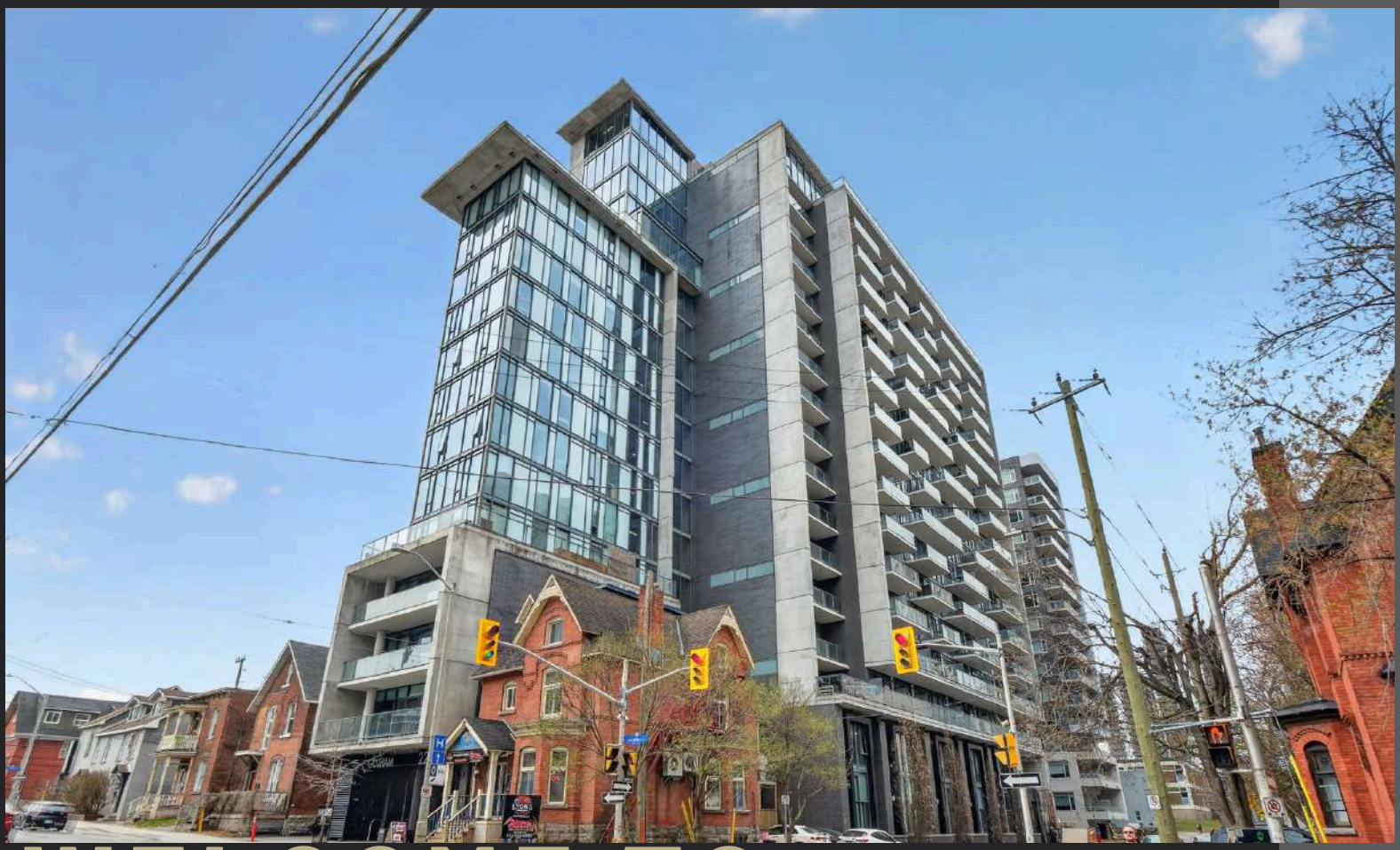


WELCOME TO...

224 Lyon St N, 307

Experience elevated downtown living at Gotham Ottawa in this stylish 2-bedroom, 2-bath loft-style suite. Soaring ceilings, exposed concrete, hardwood floors, and floor-to-ceiling windows create a bright modern-industrial space, while the south-facing balcony extends your living outdoors.

The sleek kitchen features quartz countertops, stainless steel appliances, and a gas range, while the primary suite offers a spa-inspired ensuite and two-sided fireplace. A versatile second bedroom with custom Murphy bed adds flexibility for guests or a home office.

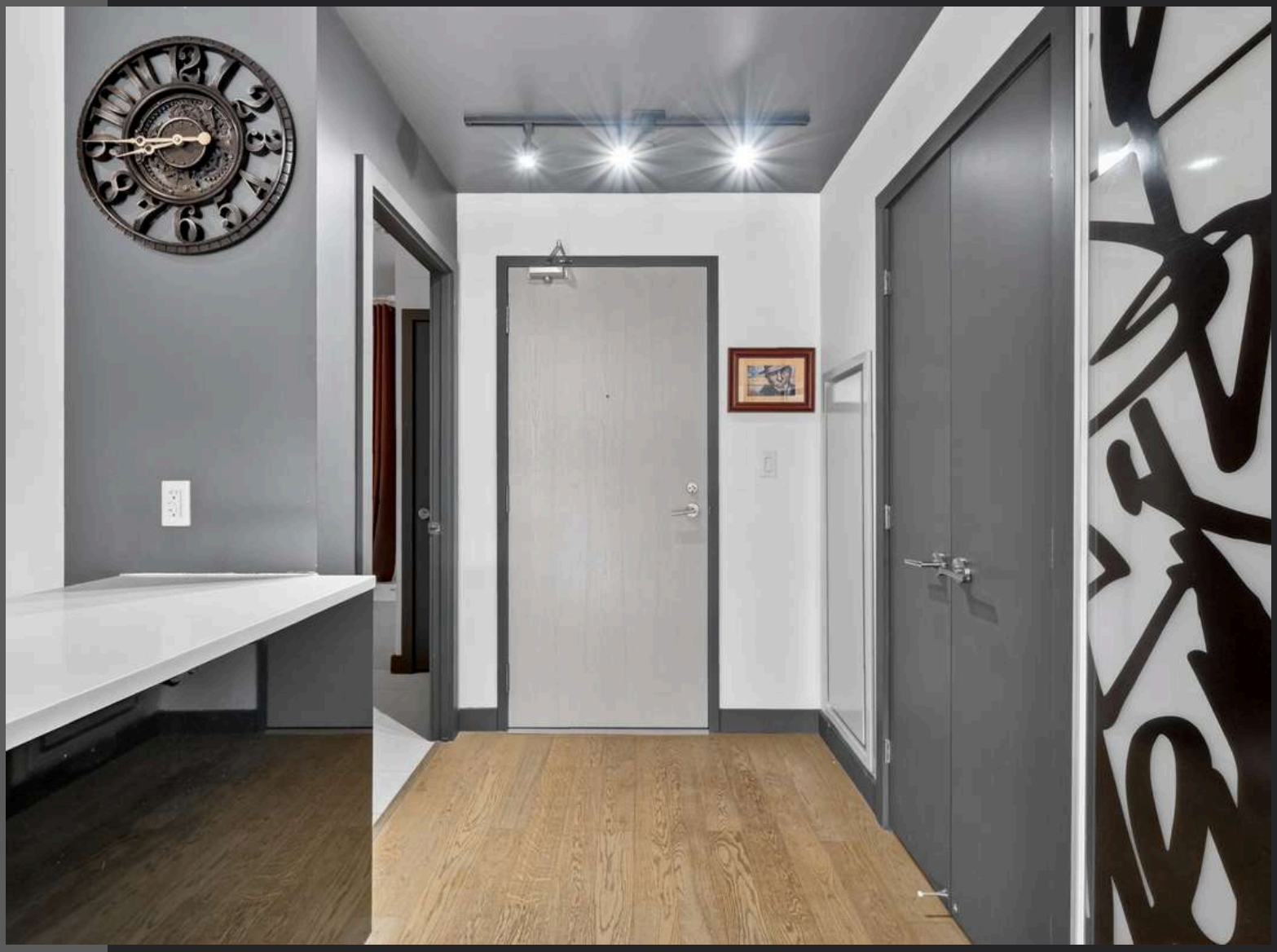
Enjoy premium amenities and an unbeatable location steps to Lyon LRT, Parliament Hill, shopping, dining, and Ottawa's vibrant urban lifestyle.



2 Bedrooms

2 Bathrooms

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Beth@BethandAndrew.ca
BethandAndrew.ca





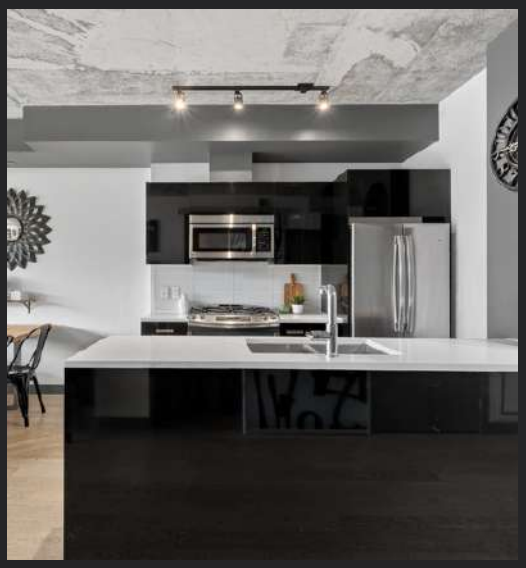




WELCOMING & ACCESSIBLE ENTRY

A stylish, accessible building entry offers level access, elevator service, hard low-nap flooring for ease of mobility, and concierge service for added convenience and security. Inside the suite, a front closet and conveniently located bathroom add practical function right from the entry.









STYLISH KITCHEN

A contemporary kitchen designed for both style and function, featuring quartz countertops, stainless steel appliances, a gas range, and a peninsula with ample cabinetry and workspace. The rich black cabinetry and oversized subway tile backsplash create a clean, modern aesthetic, ideal for everyday living and entertaining.









DINING AREA

Perfectly positioned between the kitchen and living room, the dining area offers a natural transition within the open-concept layout. Surrounded by modern industrial finishes, it creates an inviting space for both everyday meals and entertaining with ease.









BRIGHT, OPEN LIVING SPACE

A spacious open-concept living area framed by soaring ceilings, exposed concrete, and rich hardwood floors. Floor-to-ceiling windows flood the space with natural light, while the seamless layout creates an inviting setting for relaxing or entertaining in a modern-industrial atmosphere.



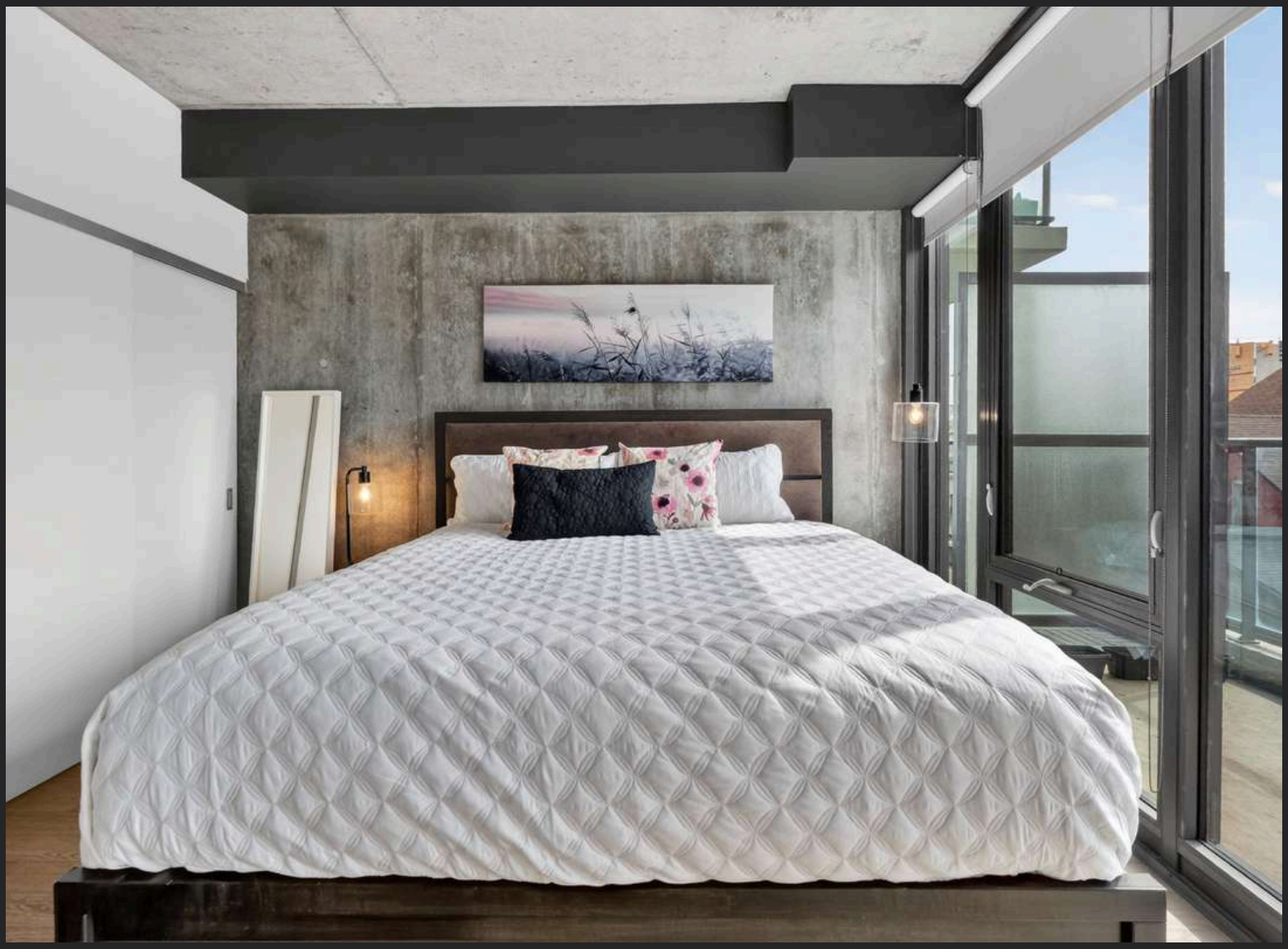






SPARE ROOM & CONVENIENCE

A versatile second bedroom with custom Murphy bed and integrated workspace offers ideal flexibility for guests or a home office. In-suite laundry adds everyday convenience and functionality.









PRIMARY BEDROOM RETREAT

A spacious primary suite featuring a two-sided fireplace and generous closet space, designed for comfort and relaxation. The spa-inspired ensuite includes a deep soaker tub and glass walk-in shower, creating a refined, hotel-like experience at home.









SOUTH-FACING BALCONY

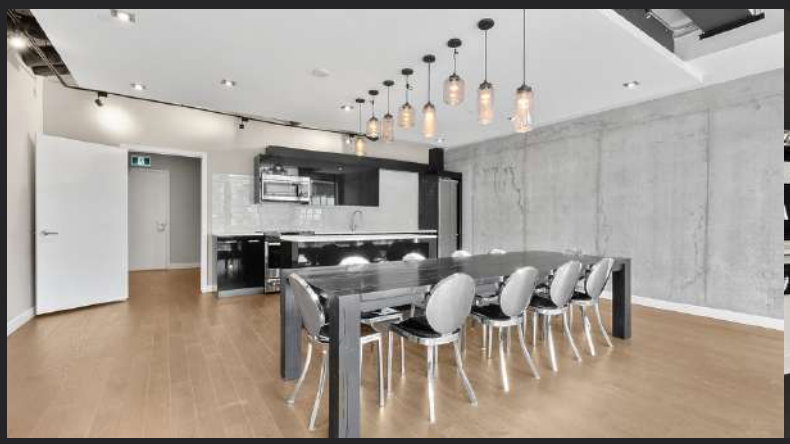
A spacious south-facing balcony extends your living space outdoors, complete with a natural gas hookup—ideal for year-round grilling and effortless outdoor entertaining.







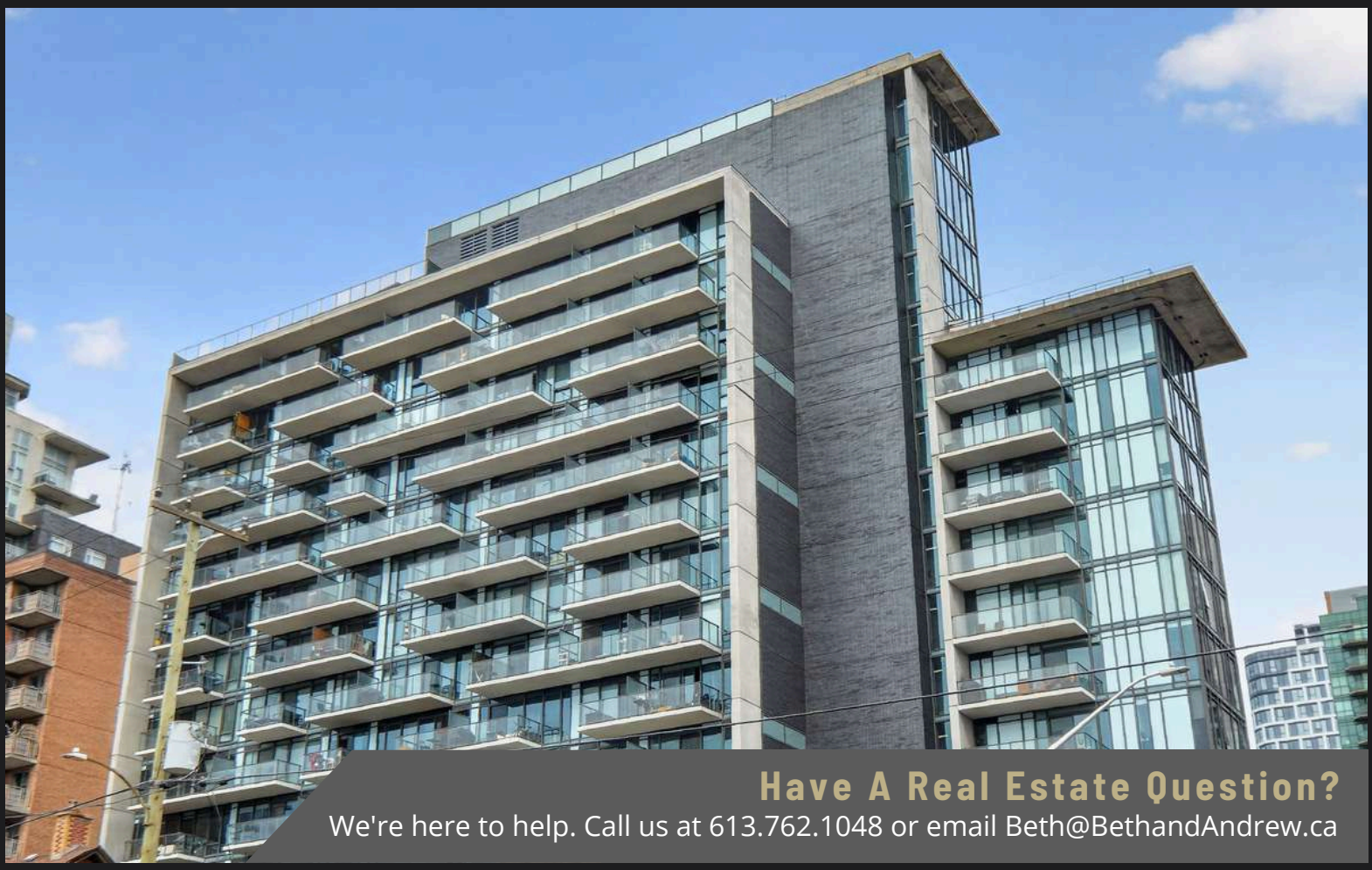






AMENITIES & LIFESTYLE

Full-service building amenities include concierge, secure access, bicycle storage, a party room with terrace, car wash station, and visitor parking. Well-designed storage and shared spaces enhance everyday convenience, while outdoor areas provide inviting spots to relax and entertain.



Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS

2 Bedrooms

2 Bathrooms

Property Type: Condo Apartment

Neighbourhood: Ottawa Centre

A/C: Central Air

Heating/Source: Forced Air | Heat Pump | Gas

 # Fireplaces/Fuel: 1 | Electric

Taxes/Year: $5,167.60 / 2026

Utilities:

- Condo Fees: $700/month
- Internet approx.: $50/month (unlimited)
- Hydro approx.: $60/month
- Water/Sewage/Heat: Included in Condo fees

Inclusions: Fridge, gas range, OTR microwave-hoodfan, dishwasher, two attached shelf units in the living room, Murphy Bed in 2nd bedroom, window blinds.

Parking: 1 Rental spot

- $200/month (rental)

Locker: Level 1, Unit 19

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 15 recreation facilities within a 20 minute walk from this address.



Dundonald Park
516 Somerset St

4 mins

Dalhousie Community Centre
755 Somerset St W

10 mins

McNabb Park & Recreation Centre
435 Bronson Ave

9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 2 Rinks
- 2 Basketball Courts
- 1 Ball Diamond
- 2 Community Centres
- 1 Splash Pad
- 1 Skateboard Park
- 1 Outdoor Games Facility
- 1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 5 minute walk away, and the nearest street transit stop is a 3 minute walk away.

Nearest Rail Transit Stop
Lyon O-Train East At Est

5 mins

Nearest Street Level Transit Stop
Slater At Kent

3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.

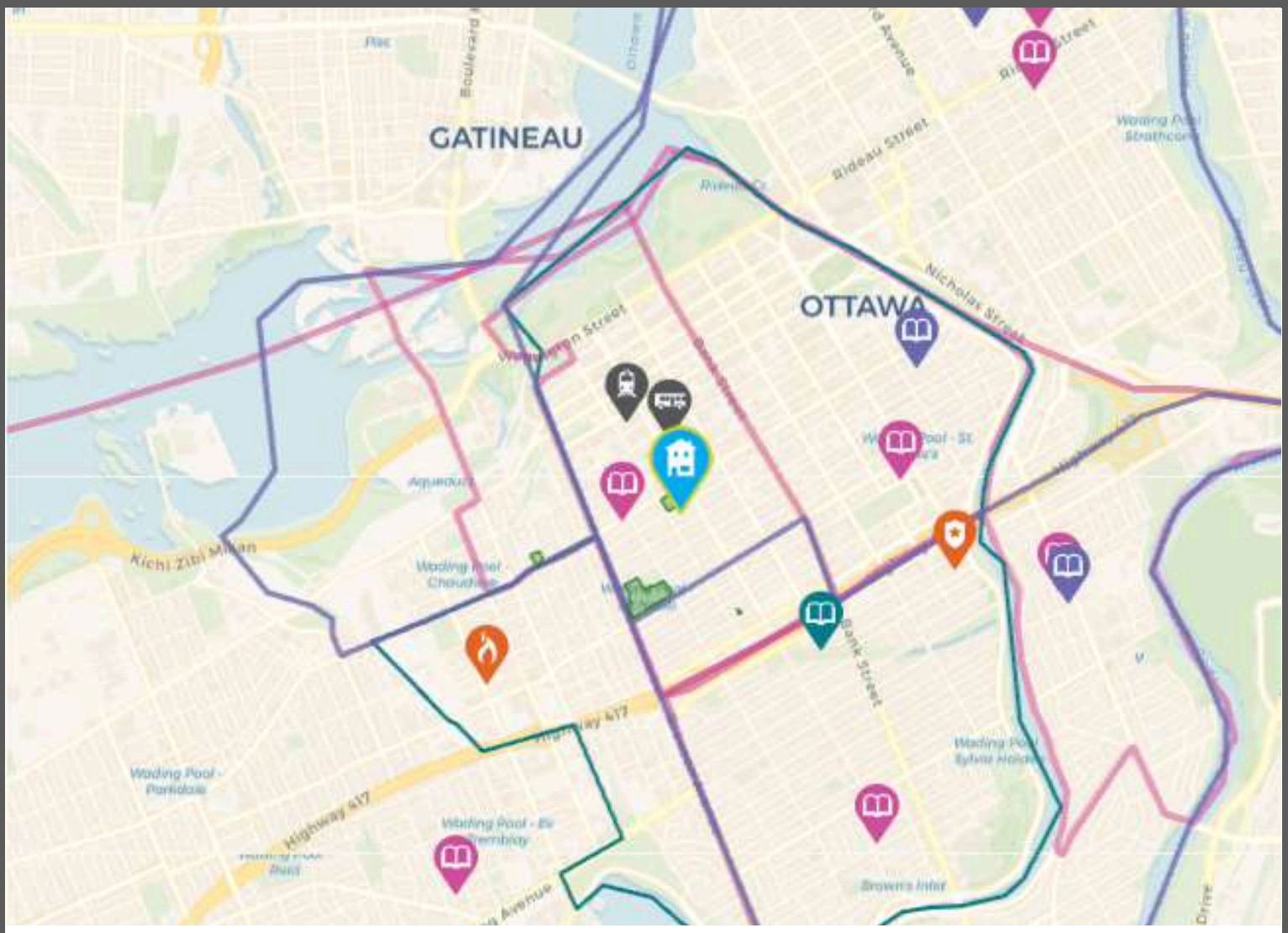
The Ottawa Hospital - Civic Campus
1053 Carling Ave

Fire Station
135 Preston Street

Police Station
474 Elgin Street

307-224 Lyon St
Ottawa, ON.

MAP OUT THE NEIGHBOURHOOD



307-224 Lyon St

Ottawa, ON.

SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Centennial PS
Designated Catchment School
Grades PK to 6
376 Gloucester St

Elgin Street PS
Designated Catchment School
Grades PK to 6
310 Elgin St

ÉÉP Louise-Arbour
Designated Catchment School
Grades PK to 6
175 Beech St

Glashan PS
Designated Catchment School
Grades 7 to 8
28 Arlington Ave

Lisgar Collegiate Institute
Designated Catchment School
Grades 9 to 12
29 Lisgar St

ÉSP De La Salle
Designated Catchment School
Grades 7 to 12
501 Old St Patrick Street

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

OCDSB Continuing Education
Grades 9 to Adult
440 Albert St

Urban Aboriginal Alternate High School
Grades 9 to 12
440 Albert Street

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

ÉÉC au coeur d'Ottawa
Designated Catchment School
Grades PK to 6
88 Main St

Immaculata HS
Designated Catchment School
Grades 7 to 12
140 Main St

Corpus Christi Catholic ES
Designated Catchment School
Grades PK to 6
1798 Lyon Street South

ÉÉC Sainte-Anne
Designated Catchment School
Grades PK to 6
235 Beausoleil Dr

PRIVATE SCHOOLS

The private schools nearest you are:

Glebe Montessori School
Grades PK to 6
650 Lyon St S

The Element (OMS Montessori)
Grades 7 to 12
425 Marché Way

Blyth Academy The Glebe
Grades 7 to 12
983 Bank St

Parkdale Montessori School
Grades PK to K
555b Parkdale Ave

307-224 Lyon St
Ottawa, ON.



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