



80 WAVERLEY ST.



 BEDROOMS	 BATHROOMS	 PARKING
4	3	2



Sitting in the heart of Ottawa's coveted Golden Triangle, this three storey home is steeped in character, offering a rare opportunity bursting with personality and livable space in an enviable location. Step through the front foyer and be drawn in by the inviting hardwood floors and classic crown moulding. The spacious dining room sets the stage for memorable evenings with friends, while the comfortable living room provides a quiet place to unwind with family. The bright kitchen, complete with generous counter and cabinet space, looks out over a private backyard ideal for summer barbecues or peaceful morning coffees. A convenient powder room completes the main level.

Ascend to the family room on the second level, where the open loft and skylights maintain a bright and airy atmosphere and a gas fireplace keeps it cozy. The primary bedroom features a walk-in closet combined with a private powder room. A second generous bedroom and a full bath complete this level.

The third level offers a distinctive and versatile retreat, with two additional bedrooms and a loft overlooking the family room below. It's a perfect setup for kids who want their own hideaway or for creating a separate office or creative studio. The unfinished basement provides laundry facilities along with ample storage and potential for a spacious workshop.

Combining comfort, function and a premier location, 80 Waverley Street captures the best of city living within a peaceful residential setting. Just steps from the Rideau Canal and vibrant Elgin Street, this grand detached house is ready to welcome the next family and make them feel at home.

DIMENSIONS

living	14'10" x 11'10"
dining room	14'4" x 11'2"
kitchen	16'6" x 11'1"
powder room	5'1" x 2'11"
primary bedroom	13'11" x 10'11"
walk-in closet/2pc bath	8'6" x 7'5"
bedroom	16'4" x 11'3"
4pc bath	7'4" x 7'3"
bedroom	13'4" x 11'10"
bedroom	13'4" x 10'
storage room	18' x 17'4"
utility/utility room	18'10" x 16'11"

+ INCLUSIONS

Fridge, stove, dishwasher, microwave, washing machine, dryer, window coverings

- EXCLUSIONS

none

RENTAL EQUIPMENT

none

AVERAGE MONTHLY COSTS

gas: \$115
hydro: \$132
water: \$61

PROPERTY TAXES

\$ 8,918.62 - 2025

LOT SIZE

30' x 99'



THE AREA

Golden Triangle



WALK SCORE



TRANSIT SCORE



BIKE SCORE

A sub-neighbourhood within Ottawa's Centretown, the Golden Triangle is bordered by Elgin Street and the Rideau Canal. This area has a mix of commercial properties along the main streets and residential living along the smaller streets. The Golden Triangle largely consists of original single-family homes and is beginning to see newer infill of townhouse developments and low-rise condos and apartment buildings.

Residents of this small neighbourhood have it all; convenient access to the Rideau Canal, shopping, museums, nightlife, a community centre, parks and schools. Although errands and outings can be done easily without a car in this area, with the 417 only minutes away and public transit with connections to every corner of the city, getting anywhere in the city is a breeze.



SCHOOLS

- ELGIN STREET P.S.
- L.É.É.C. COEUR D'OTTAWA
- LADY EVELYN A.S.
- LISGAR C.I.
- IMMACULATA H.S.
- L.É.S.P. DE LA SALLE



RESTAURANTS

- THE MANX PUB
- PURE KITCHEN ELGIN
- ELGIN STREET DINER
- GIULIA
- THE ALEMBIC STILLHOUSE
- JOHNNY FARINA



ATTRACTIONS

- CORKTOWN FOOTBRIDGE
- RIDEAU CANAL & PATHWAY
- UNIVERSITY OF OTTAWA
- CONFEDERATION PARK
- CANADIAN MUSEUM OF NATURE
- RIDEAU CENTRE SHOPPING MALL