



FOR SALE

CONDO TOWNHOUSE

MLS# C13640174

38 Western Battery Road 612, Toronto, ON M6K 3N9

Niagara, Toronto · M6K 3N9

C\$ 629,900

2	1	750	1	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some addresses just feel different the moment you arrive. This is one of them. Welcome to one of Liberty Village's most coveted addresses, where downtown Toronto energy meets the kind of quiet, tucked-away living that is genuinely hard to find at this price point. Unit 612 at 38 Western Battery Road is a stunning two-storey condo townhouse that offers something the highrise market simply cannot replicate: space, light, and the feeling of a real home right in the heart of the city. The moment you step inside, the drama of floor-to-ceiling windows commands your attention, pulling natural light deep into an open-concept layout that is both beautifully designed and effortlessly functional. The one bedroom plus den configuration gives you the flexibility to work from home, host guests, or create the dedicated space your lifestyle demands. Step outside to your private ground-floor terrace and you immediately understand what sets this unit apart. Spacious, serene, and fully equipped with a BBQ hookup and water connection, this is not a token outdoor space. It is a genuine extension of your living area, ideal for weekend entertaining, morning coffee, or simply unwinding after a long day in the city. Generous in-unit storage means you keep your locker allowance and your sanity. Everything you need is right here, and everything the neighbourhood offers is just steps away: the TTC, premium grocery options, some of Toronto's most celebrated restaurants, dog-friendly parks, and the full pulse of one of the city's most sought-after communities. Liberty Village living at its absolute finest. Opportunities like this do not wait.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Level
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

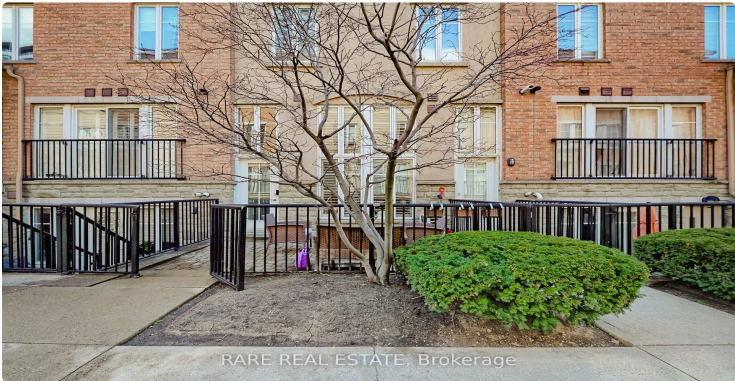
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AGE	16-30 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,393
POSTAL CODE	M6K 3N9
NEIGHBOURHOOD	Niagara

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Open Concept, Combined w/Dining, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Quartz Counter, Custom Backsplash, Breakfast Bar
Dining Room	Ground	—	Open Concept, Combined w/Living, Hardwood Floor
Primary Bedroom	Upper	—	Double Closet, California Shutters, Hardwood Floor
Den	Upper	—	Ceiling Fan(s), Hardwood Floor
Bathroom	Upper	—	4 Pc Ensuite

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.