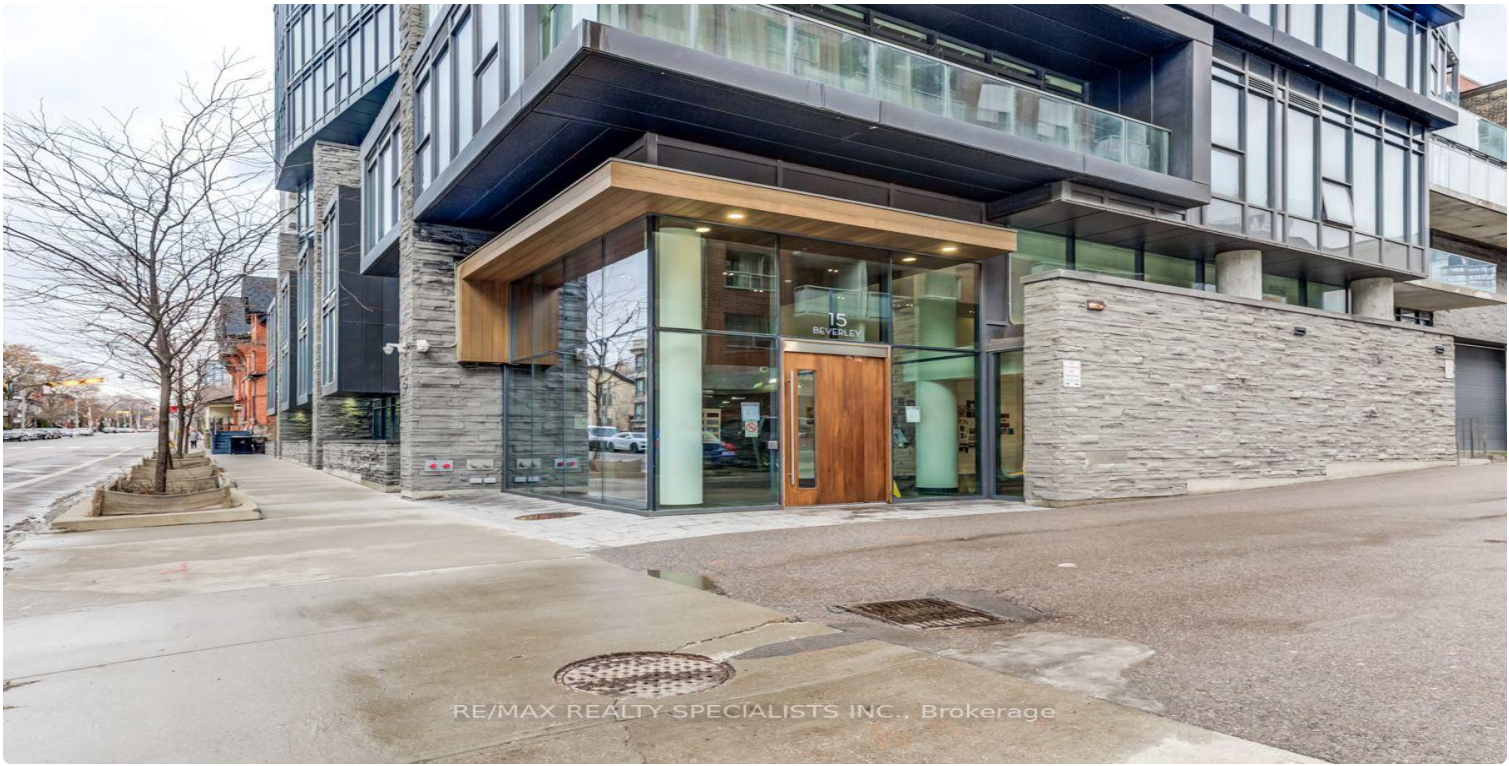




FOR SALE

CONDO APARTMENT

MLS# C13693878

# 15 Beverley Street 304, Toronto, ON M5T 1X8

Kensington-Chinatown, Toronto · M5T 1X8

C\$ 799,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 850   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 12 Degrees, an award-winning architectural landmark designed by Core Architects with interior design by Munge Leung, situated in Toronto's vibrant Queen West district. Suite 304 offers a sophisticated two-bedroom, two-bathroom layout spanning over 800 square feet of meticulously planned living space. Soaring nine-foot ceilings paired with floor-to-ceiling windows flood the residence with abundant natural light throughout the day. The open-concept principal room flows seamlessly into a chef-inspired kitchen complete with premium built-in appliances, sleek granite countertops, custom European-style cabinetry, and a versatile center island ideal for daily dining and entertaining. The primary bedroom serves as a peaceful retreat featuring generous custom closet space and a refined ensuite bathroom. The second bedroom offers exceptional flexibility, making it ideal as a guest room, nursery, or bright home office setup. Extending your living space outdoors, step out through floor-to-ceiling glass onto a massive, private, nearly 200-square-foot terrace that serves as an incredible outdoor sanctuary for dining, lounging, and relaxing in the fresh air. This unit includes the convenience of one underground parking space and one owned storage locker. Residents of this boutique, LEED-certified building enjoy access to a curated set of amenities, including a dramatic rooftop infinity pool and terrace equipped with lounge seating and barbecue stations, a fully equipped fitness studio, a party room, and 24-hour concierge service. Positioned just steps from Queen and Spadina, Osgoode subway station, the Art Gallery of Ontario, the University of Toronto, and the Financial District, this property combines quiet boutique comfort with instant access to the best dining, shopping, and culture Toronto has to offer.

### FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

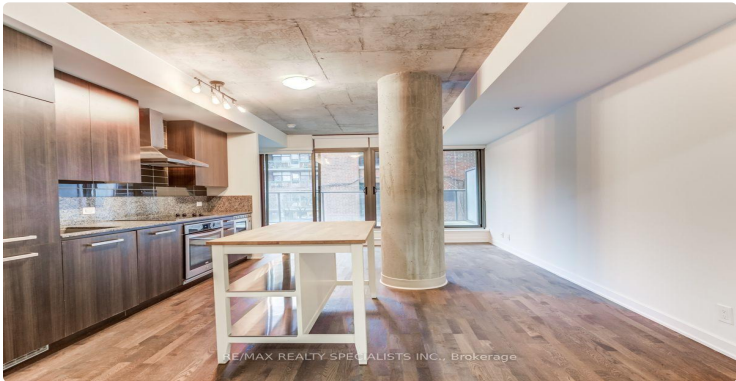
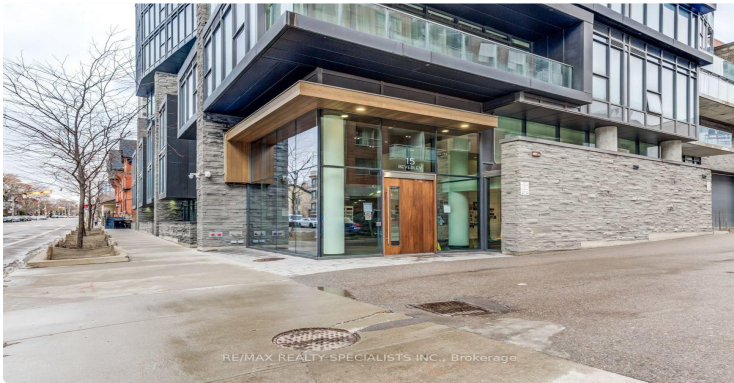
|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Condo Apartment      |
| LISTING STATUS | For Sale             |
| STYLE          | Apartment            |
| PROPERTY TYPE  | Condo Apartment      |
| AREA RANGE     | 800-899 sqft         |
| PARKING        | 1 spaces             |
| ANNUAL TAX     | \$4,285              |
| POSTAL CODE    | M5T 1X8              |
| NEIGHBOURHOOD  | Kensington-Chinatown |

## ROOM BREAKDOWN

| ROOM                                        | LEVEL | DIMENSIONS  | FEATURES                                     |
|---------------------------------------------|-------|-------------|----------------------------------------------|
| Living Room                                 | Main  | 3.40 x 3.30 | Hardwood Floor, Open Concept, W/O To Balcony |
| Dining Room                                 | Main  | 3.40 x 2.80 | Combined w/Library, Open Concept, East View  |
| 15 Beverley Street 304, Toronto, ON M5T 1X8 |       |             | RE/MAX REALTY SPECIALISTS INC.               |

| ROOM      | LEVEL | DIMENSIONS  | FEATURES                                               |
|-----------|-------|-------------|--------------------------------------------------------|
| Kitchen   | Main  | 4.20 x 0.70 | Modern Kitchen, Granite Counters, Stainless Steel Appl |
| Bedroom   | Main  | 3.45 x 2.40 | Hardwood Floor, Ensuite Bath, Walk-In Closet(s)        |
| Bedroom 2 | Main  | 3.15 x 2.95 | Hardwood Floor, Large Window, Sliding Doors            |
| Other     | Main  | 7.20 x 2.25 | Stone Floor, Breezeway, Enclosed                       |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX REALTY SPECIALISTS INC.

**Email:** pshaganenko@gmail.com

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.