



EXP REALTY, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14092850

# 9 Spadina Avenue 301, Toronto, ON M5V 3V5

Waterfront Communities C1, Toronto · M5V 3V5

C\$ 524,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 650   | 1       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A great first step into homeownership and a chance to experience everything downtown living has to offer-without sacrificing space, comfort or a sense of community. This is uour opportunity to own the downtown lifestyle without the downtown price tag. n intimate 7-storey residence where suites rarely come to market-and it's easy to understand why. Residents enjoy the quieter, more private feel of a low-rise building while still having access to the amenities you would expect from a much larger downtown community. Inside, the difference is in the layout. Rather than the long, narrow footprint common in many condos, this suite offers a wider design that makes the living space feel noticeably more comfortable and spacious. The bright, open kitchen overlooks the dining and living areas, creating an easy flow for everyday living and entertaining. Warm natural oak-toned flooring, built-in closets and newer kitchen appliances (2025) add both style and practicality. Best of all, the suite overlooks the quiet interior courtyard, offering a peaceful escape from the city noise. Step outside and downtown is at your doorstep. Whatever the day calls for, this location has you covered. On workdays, hop on the streetcar or walk to the Financial District. When it's time to switch from work mode to social mode, The Well is approximately a 5-minute walk away, while the restaurants, patios and nightlife of King West are only minutes beyond. Prefer something a little more low-key? Head toward the waterfront and trails for a walk, run or bike ride and leave the energy of the city behind. And when you want to stay closer to home, exclusive access to the 30,000+ sq.ft. SuperClub gives with an indoor running track, full-size pool, basketball, tennis and squash courts, fitness facilities and more. Work. Play. Unwind. It's all within reach from home. Parking and locker included. Your 2 left turns to the QEW. Hydro, Water, Heat and A/C included in maintenance fees.

### FEATURES

- ✓ Garage
- ✓ Lake Access
- ✓ Public Transit

### PROPERTY DETAILS

|                |                           |
|----------------|---------------------------|
| PROPERTY TYPE  | Condo Apartment           |
| LISTING STATUS | For Sale                  |
| STYLE          | Apartment                 |
| PROPERTY TYPE  | Condo Apartment           |
| AGE            | 16-30 years               |
| AREA RANGE     | 600-699 sqft              |
| PARKING        | 1 spaces                  |
| ANNUAL TAX     | \$2,664                   |
| POSTAL CODE    | M5V 3V5                   |
| NEIGHBOURHOOD  | Waterfront Communities C1 |

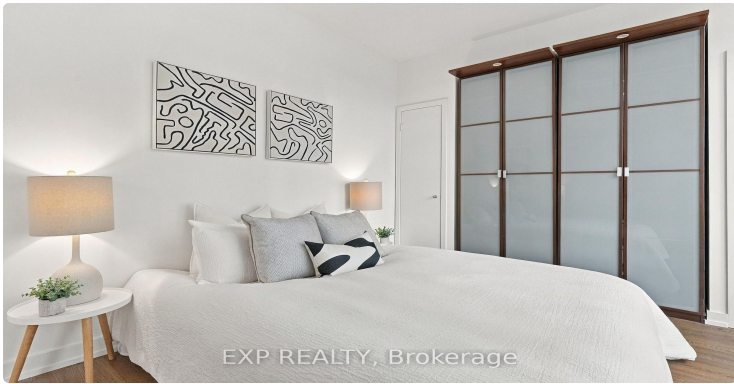
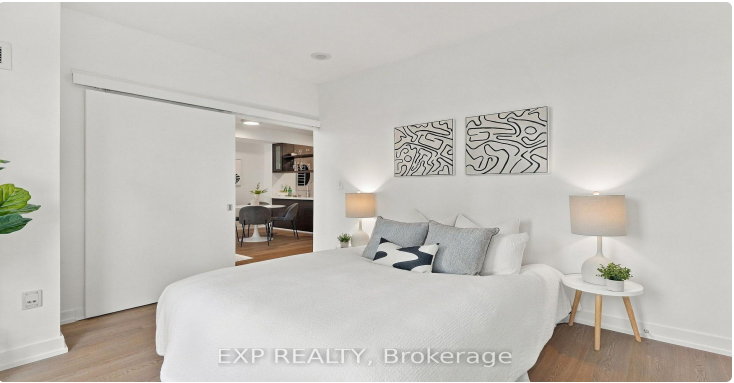
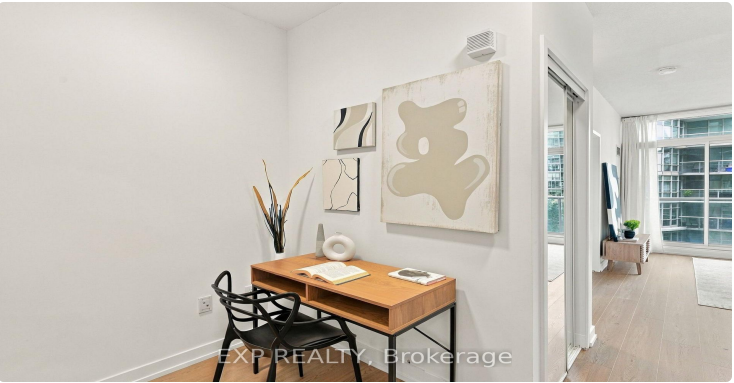
## ROOM BREAKDOWN

| ROOM                                      | LEVEL | DIMENSIONS | FEATURES |
|-------------------------------------------|-------|------------|----------|
| 9 Spadina Avenue 301, Toronto, ON M5V 3V5 |       |            |          |
| EXP REALTY                                |       |            |          |

|                 |        |               |                                                      |
|-----------------|--------|---------------|------------------------------------------------------|
| Living Room     | Ground | 5.03 x 364.00 | Combined w/Dining, W/O To Balcony, Wood              |
| Dining Room     | Ground | 3.64 x 5.03   | Combined w/Living, Open Concept, Wood                |
| Kitchen         | Ground | 2.58 x 2.12   | Stainless Steel Appl, Open Concept, Overlooks Dining |
| Primary Bedroom | Ground | 4.07 x 3.23   | B/I Closet, Large Window, Wood                       |
| Den             | Ground | 1.92 x 1.70   | Open Concept, Wood                                   |

## GALLERY





**Pavel Shaganenko**

EXP REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.