



FOR SALE

CONDO APARTMENT

MLS# C14093334

# 238 Simcoe Street 401, Toronto, ON M5T 0E2

Kensington-Chinatown, Toronto · M5T 0E2

C\$ 468,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 650   | 0       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome To Artist Alley Condos At 238 Simcoe St! Discover This Stylish And Functional 1 Bedroom + Den Suite In The Heart Of Downtown Toronto! Offering 602 Sq.Ft. Of Thoughtfully Designed Living Space, This Beautiful Residence Features A Bright Open-Concept Living And Dining Area With Floor-To-Ceiling Windows And A Walk-Out To A Private Balcony. The Modern Kitchen Showcases Sleek Cabinetry, Built-In Appliances And Contemporary Finishes, Seamlessly Blending Style And Functionality. The Spacious Primary Bedroom Features Large Windows And Ample Closet Space, While The Generously Sized Den Offers Excellent Flexibility As A Home Office, Study Area Or Guest Space. A Smart And Efficient Layout Maximizes Every Square Foot, Complete With Convenient Ensuite Laundry. Enjoy An Unbeatable Downtown Location Just Steps To St. Patrick Subway Station, TTC, OCAD University, Art Gallery Of Ontario, Restaurants, Shopping And Major Hospitals. Minutes To The University Of Toronto, Financial District, Entertainment District, Eaton Centre And Nathan Phillips Square. An Exceptional Opportunity For First-Time Buyers, Young Professionals And Investors Seeking Modern Urban Living In One Of Toronto's Most Convenient Downtown Locations!

### FEATURES

- ✓ Arts Centre
- ✓ Hospital
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ New Build

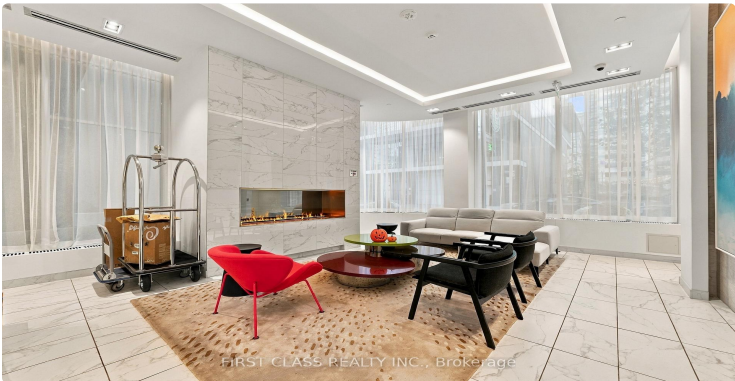
### PROPERTY DETAILS

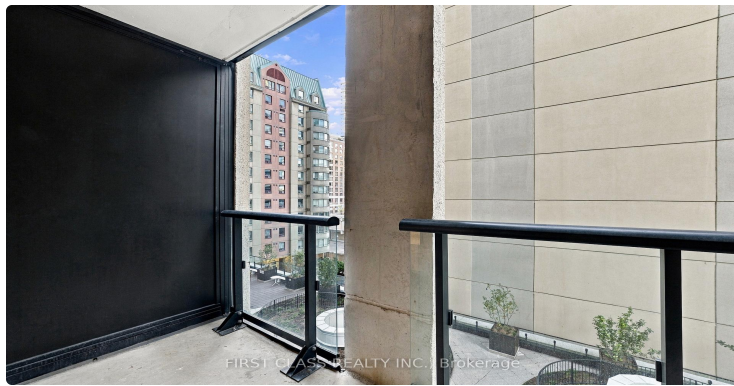
|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Condo Apartment      |
| LISTING STATUS | For Sale             |
| STYLE          | Apartment            |
| PROPERTY TYPE  | Condo Apartment      |
| AGE            | 0-5 years            |
| AREA RANGE     | 600-699 sqft         |
| POSTAL CODE    | M5T 0E2              |
| NEIGHBOURHOOD  | Kensington-Chinatown |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Living Room     | Flat  | —          | Combined w/Kitchen, Laminate, W/O To Balcony    |
| Dining Room     | Flat  | —          | Combined w/Kitchen, Laminate, Open Concept      |
| Kitchen         | Flat  | —          | Backsplash, Quartz Counter, B/I Appliances      |
| Primary Bedroom | Flat  | —          | Laminate, Large Closet, Window Floor to Ceiling |
| Den             | Flat  | —          | Laminate                                        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.