FOR LEASE | CONDO APARTMENT | MLS# C14130294

15 Assembly Lane 1401, Toronto, ON M6H 0H3

Dufferin Grove, Toronto · M6H 0H3

C$ 3,356/mo

2	2	850	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

NET EFFECTIVE RENT: $3,356/month (face rent $3,775/month, with 2 months free on an 18-month lease). SPECIAL OFFER: Sign an 18-month lease and get 2 months FREE. That means you pay rent for 16 months instead of 18, which works out to an average of $3,356/month over the lease. Longer lease: 3 months free on a 24-month lease (5% increase in year 2). Free internet included. Offer subject to change. Welcome to Marlow by Fitzrovia at 15 Assembly Lane, a new purpose-built rental community at Bloor & Dufferin with three towers and the restored 1908 Kent School, steps from Dufferin Station on TTC Line 2. Suite 1401 is a 2-bedroom, 2-bathroom Marmont layout with approx. 847 sq ft, unfurnished. Suites feature 9' ceilings, luxury vinyl tile flooring, in-suite full-size washer and dryer, Wi-Fi enabled ecobee thermostat, keyless smart lock entry, custom window coverings, and Italian-made closet organizers and mudroom bench millwork. Complimentary in-suite Rogers Ignite Gigabit Internet. Residents enjoy LIDO, with an indoor pool and rooftop outdoor pools; Hammam Spa, Nordic cold plunge and Finnish sauna; The Temple fitness centres; yoga and spin studios; an official Raptors basketball court; golf simulator; two-lane bowling alley; rooftop mini putt; rooftop BBQ terraces with pizza ovens; 24-hour co-working lounges; music and recording studio; pet spa and dog runs. On site: 10 DEAN Cafe & Bar, 24/7 concierge and complimentary virtual healthcare from Cleveland Clinic Canada. Steps to Dufferin Mall, Dufferin Grove Park and Bloordale Village shops and restaurants. A/C included. Heat (gas) not included; hydro and water billed separately. Pet friendly. Parking is available to rent at $330/month and lockers at $80/month; no parking is included. Available now. Showings by appointment through the on-site leasing office; hours Mon to Fri 9:00AM-7:00PM, Sat and Sun 10:00AM-5:00PM. Unit photos show a model Marmont suite of the same layout, not this exact unit. Actual unit may differ.

FEATURES

- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	800-899 sqft
POSTAL CODE	M6H 0H3
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	—
Kitchen	Flat	—	—
Primary Bedroom	Flat	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Flat	—	—

GALLERY

SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage

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LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.