



FOR LEASE

SEMI-DETACHED

MLS# W13731674

# 603 Saint Clarens Avenue Lower, Toronto, ON M6H 3W8

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3W8

C\$ 1,600/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 1         | 1,300 | 0       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Welcome to this charming lower level studio unit in the Dovercourt-Wallace Emerson-Junction neighbourhood, an ideal home for a single young professional or student looking for their own place. Centrally located, this home offers quick access to downtown while still feeling that you're in a cozy neighbourhood away from the downtown bustle. The bright lower studio unit with a window feels large, with the combined living, bedroom, dining & office area providing excellent functionality for living, studying, working, or relaxing. An electric fireplace (removable at your wish) at the foot of the bed adds cozy character & creates the perfect atmosphere for unwinding after a busy day. Storage is thoughtfully incorporated throughout, including two closets & a knee-high cupboard beside the fireplace. The kitchen features a window, ample counter space for everyday use, a new family size fridge, & a large pantry cupboard for your non-perishables. A generous modern 4 pc bathroom completes the living space. Enjoy access to private ensuite laundry w/window, washer & dryer units, plus a deep laundry sink. Store your bike in the easy-to-access space. Step outside & discover Wallace Emerson Community Centre, Campbell Ave Park, Dovercourt Park, Christie Pits Park and High Park are all nearby, offering green space for walks, recreation, workouts, or having a picnic. Food lovers will appreciate the variety of restaurants, cafes & local spots along the neighbourhood's main streets, like Wallace Espresso, Sugo & Burdock. Bloor St, just south of the property, provides TTC transit connections across the city, making commuting to school, work, or downtown easy. The Union Pearson train is minutes away. Single occupancy strongly preferred. Note: no animals due to allergies & no smoking due to landlord health concerns.

### FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ School
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

### PROPERTY DETAILS

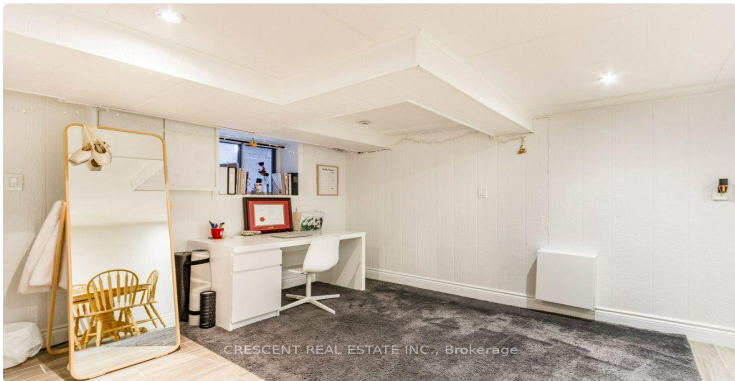
|                |                                     |
|----------------|-------------------------------------|
| PROPERTY TYPE  | Semi-Detached                       |
| LISTING STATUS | For Lease                           |
| STYLE          | Bachelor/Studio                     |
| PROPERTY TYPE  | Semi-Detached                       |
| BASEMENT       | Apartment                           |
| FACING         | East                                |
| AREA RANGE     | 1100-1500 sqft                      |
| POSTAL CODE    | M6H 3W8                             |
| NEIGHBOURHOOD  | Dovercourt-Wallace Emerson-Junction |

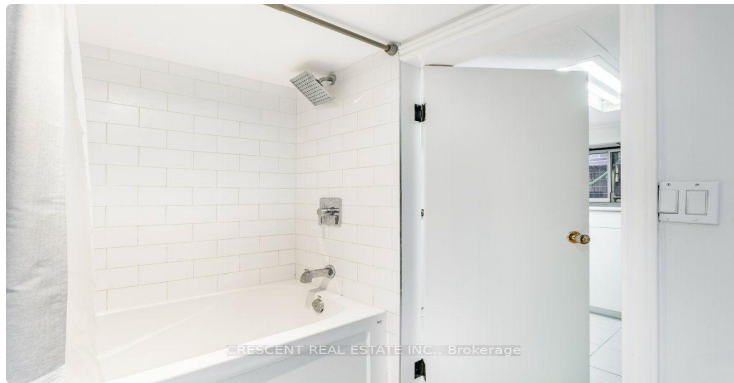
## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES |
|-------------|----------|------------|----------|
| Living Room | Basement | —          | —        |

| ROOM     | LEVEL    | DIMENSIONS | FEATURES                         |
|----------|----------|------------|----------------------------------|
| Bedroom  | Basement | —          | Fireplace, Laminate, Closet      |
| Kitchen  | Basement | —          | Window, Laminate                 |
| Bathroom | Basement | —          | 4 Pc Bath, Tile Floor            |
| —        | —        | —          | —                                |
| Laundry  | Basement | —          | Laundry Sink, Closet, Tile Floor |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.