



FOR SALE

CONDO APARTMENT

MLS# W13751450

# 245 Perth Avenue 304, Toronto, ON M6P 3X9

Dovercourt-Wallace Emerson-Junction, Toronto · M6P 3X9

C\$ 729,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 1        | 1         | 650   | 0       | 6-10      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

This oversized and bright one bedroom loft offers the best of west end living! The Arch Lofts represent a great architectural achievement, a historical church conversion and a thoughtfully constructed infill addition. From the moment you enter the space this property feels bright, expansive and welcoming. The sunny floor to ceiling windows and eastern exposure flood the open concept living and dining room with natural light. Walk out to the generous 135 square foot balcony with classic neighbourhood, water tower and CN Tower views. BBQ all year on your private balcony as gas BBQ's are permitted. A contemporary Scavolini kitchen features built in appliances, a gas stove top, stone counters, pantry storage, plus a large island with seating. The bright primary bedroom offers ample closet space, a semi ensuite and a large sliding door. With approx 833 square feet of combined indoor and outdoor living you'll have plenty of room to entertain, or enjoy a relaxing evening at home. Stay active with a well equipped gym and secure underground bike storage. Live steps to local cafe's, bakeries, galleries, parks and bike paths. Parking can often be rented from 370 Wallace Ave or get street parking from the city. Enjoy being a quick walk to the subway or the UP Express for easy access to the airport and Union station. Don't miss out on this unique, low rise property with a real neighbourhood vibe.

### FEATURES

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

### PROPERTY DETAILS

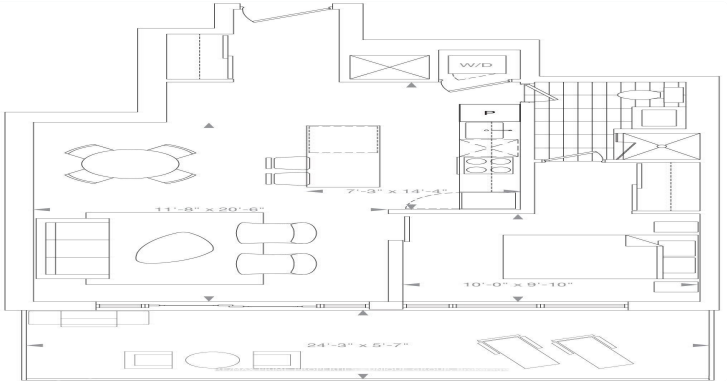
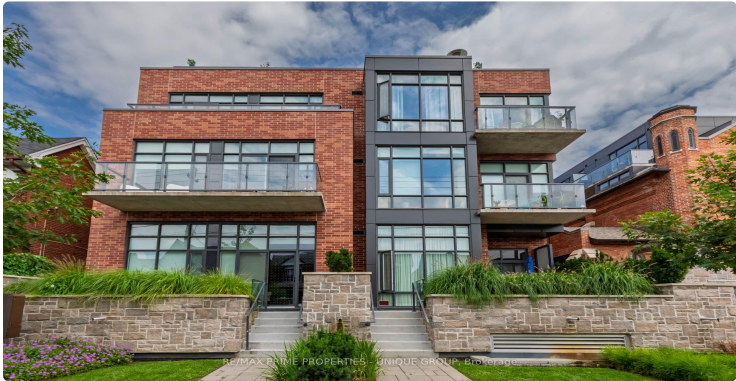
|                |                                        |
|----------------|----------------------------------------|
| PROPERTY TYPE  | Condo Apartment                        |
| LISTING STATUS | For Sale                               |
| STYLE          | Loft                                   |
| PROPERTY TYPE  | Condo Apartment                        |
| AGE            | 6-10 years                             |
| AREA RANGE     | 600-699 sqft                           |
| ANNUAL TAX     | \$3,668                                |
| POSTAL CODE    | M6P 3X9                                |
| NEIGHBOURHOOD  | Dovercourt-Wallace<br>Emerson-Junction |

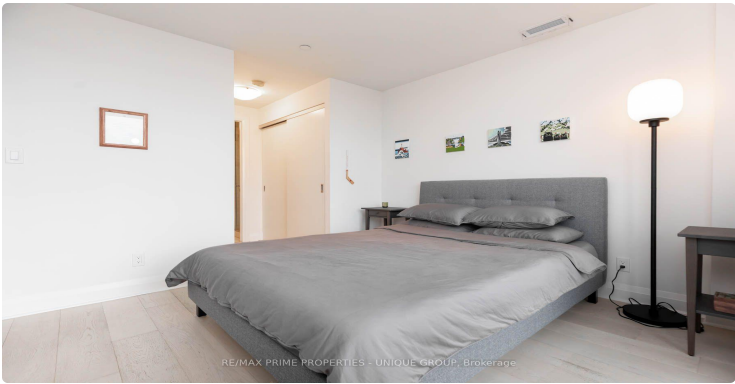
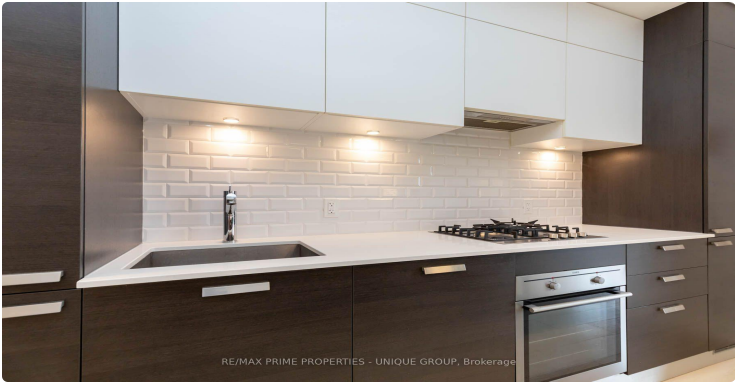
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                              |
|-------------|-------|------------|-------------------------------------------------------|
| Living Room | Flat  | —          | Open Concept, W/O To Balcony, Window Floor to Ceiling |
| Dining Room | Flat  | —          | Open Concept, Combined w/Living                       |
| Kitchen     | Flat  | —          | B/I Appliances, Centre Island, Stone Counters         |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                      |
|-----------------|-------|------------|-----------------------------------------------|
| Primary Bedroom | Flat  | —          | Semi Ensuite, Window Floor to Ceiling, Closet |
| Other           | Flat  | —          | Balcony, Sliding Doors, East View             |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.