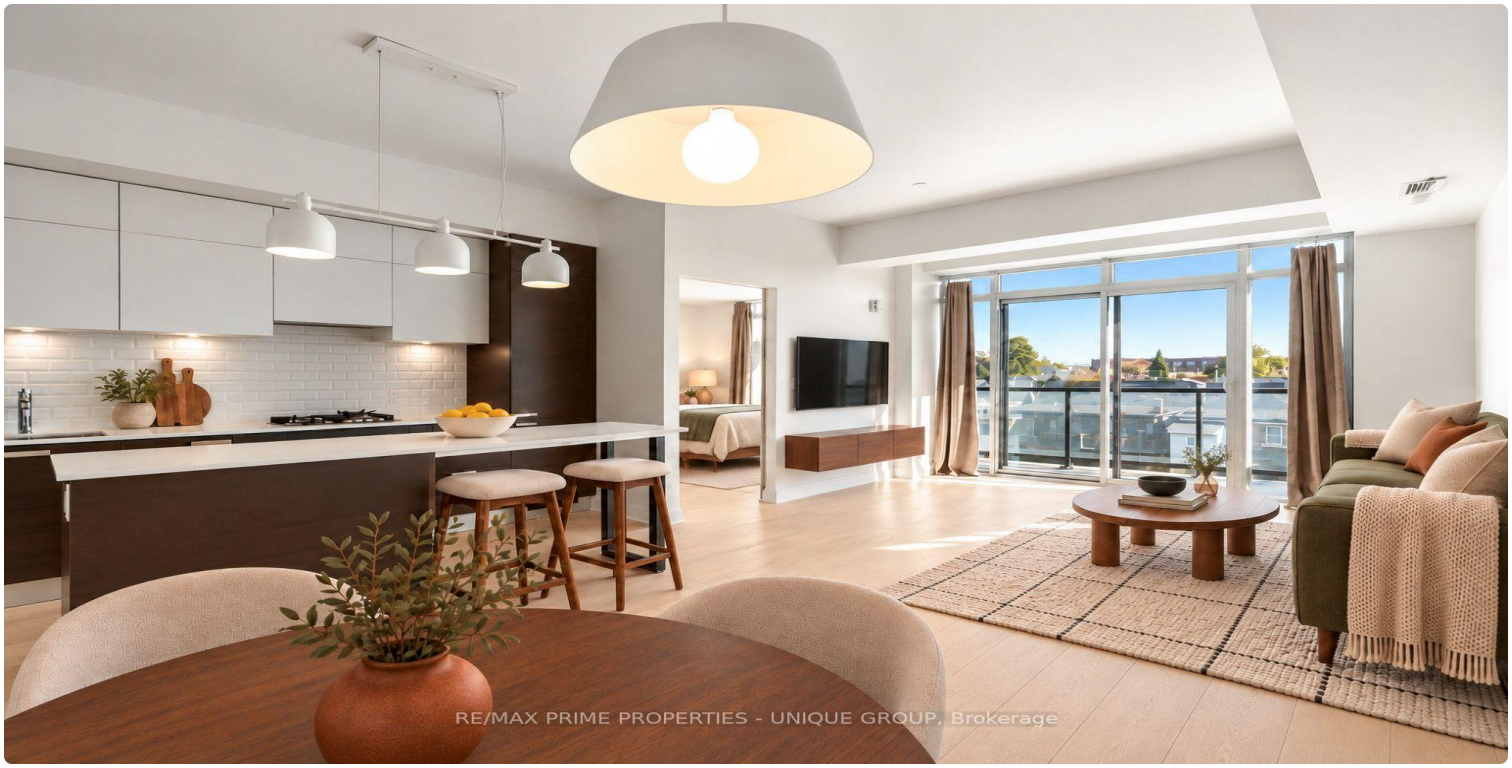


FOR SALE | CONDO APARTMENT | MLS# W14149956

245 Perth Avenue 304, Toronto, ON M6P 3X9

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

C$ 699,900

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

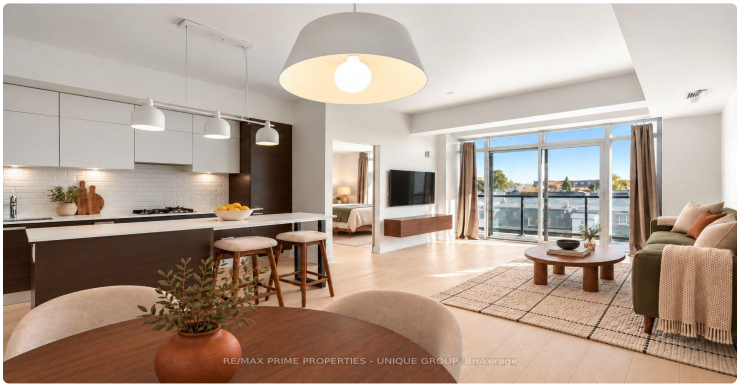
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	600-699 sqft
ANNUAL TAX	$3,668
POSTAL CODE	M6P 3X9
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

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




SCHOOL
SAFETY ZONE
DRIVE SLOWLY
ARCH
245
243


ARCH
LOFTS
245
PERTH AVENUE
243
PERTH AVENUE



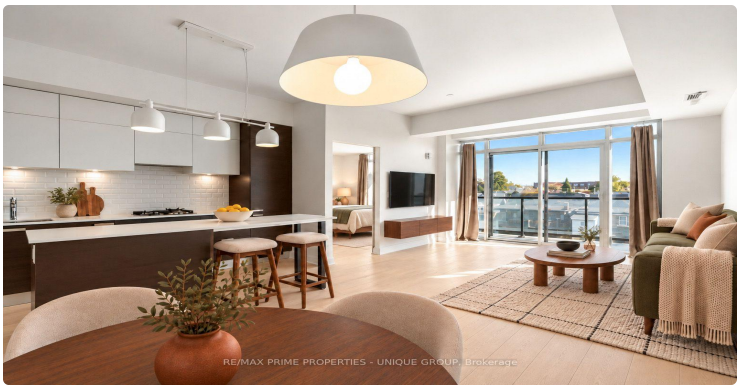









RE/MAX PRIME PROPERTIES - UNIQUE GROUP, Brokerage


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LISTING AGENT

Pavel Shaganenko

RE/MAX PRIME PROPERTIES - UNIQUE GROUP

Email: pshaganenko@gmail.com

Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.