

## Fully Furnished, Move-In-Ready Retreat

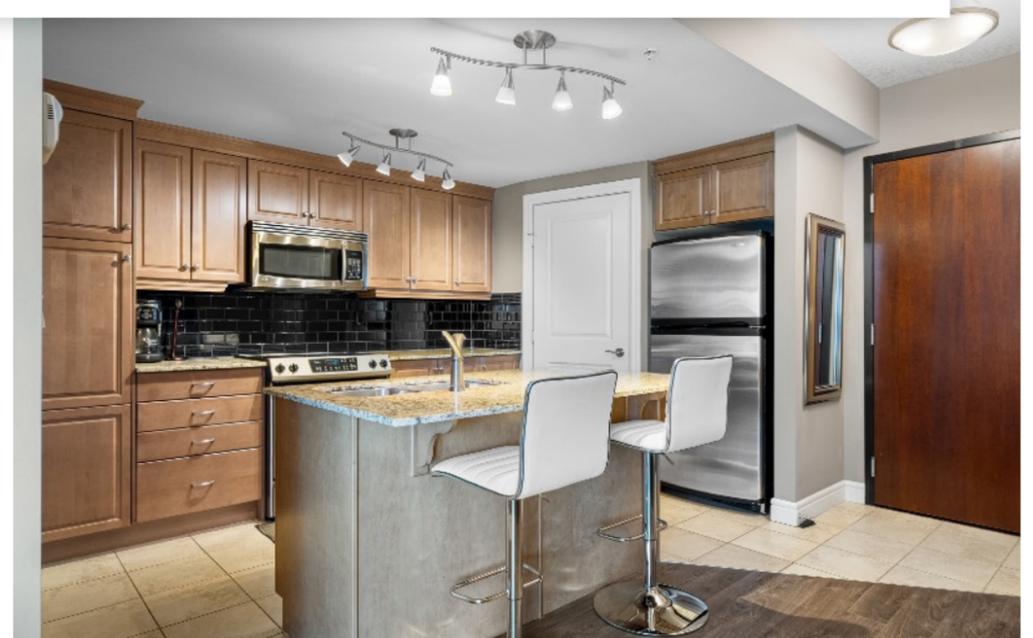
This immaculate condo offers a rare "turn-key" opportunity, blending modern elegance with everyday comfort in a location that truly has it all. Thoughtfully designed with an open-concept layout, this stylish residence features a gourmet kitchen adorned with timeless maple shaker cabinetry, gleaming granite countertops, and premium stainless steel appliances—perfect for home chefs and entertainers alike.

The spacious living area is enhanced by rich hardwood floors, a cozy corner gas fireplace, and expansive floor-to-ceiling windows that flood the space with natural light while showcasing sweeping city views. Step out onto your private northwest-facing balcony to soak in the afternoon sun and panoramic vistas, complete with a gas line for effortless BBQs and year-round outdoor enjoyment.

The master bedroom serves as a serene sanctuary with direct access to a well-appointed 4-piece bathroom. Additional highlights include in-suite laundry, central air conditioning, to ensure your comfort throughout the year.

Enjoy a suite of premium building amenities, including:

- Titled Heated underground parking (Level 3 - 97) for owners and guest parking
- Secure storage locker (Level 2 - #99)
- On-site car wash and bike storage
- Owners' lounge and party room for private events
- Dedicated Concierge Service Mon-Friday 8-8 p.m., Sat/Sun 10-6 p.m. \* Two high-speed elevators



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Goods Included: Whirlpool Refrigerator, Whirlpool Electric Stove, LG Microwave, Whirlpool Dishwasher, Garborator, Maytag Washer & Dryer, Window Coverings

Size: 660 sq ft

Year Built: 2007

Taxes: \$1,806 (2024)

Condo Fees: \$530.65/month

Fees Include: Heat, Water, Sewer, Insurance, Exterior Maintenance, Snow Removal, Concierge

Possession: 15 Days/Negotiable

Parking: Titled Stall #97 (Level 3)

Storage: Assigned Locker #99 (Level 2)

\$294,900



### Christina Hagerty

With over 30 years of award-winning experience, Christina specializes in extraordinary homes and the city's most distinctive loft and condominium projects. By deeply understanding her clients and their unique goals, she provides unparalleled service. Her energy, focus and passion for real estate drive opportunities and consistently deliver results.

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