

WELCOME TO

*537-55 Stewart Street*



**Marek Kloda**  
Broker



TEAM **ZOLD**

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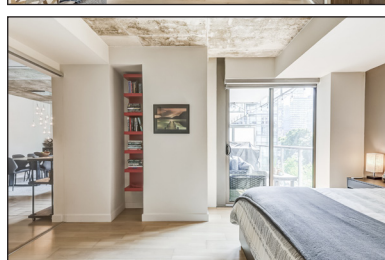
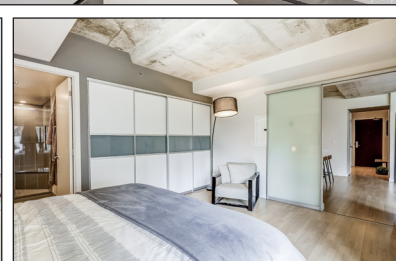
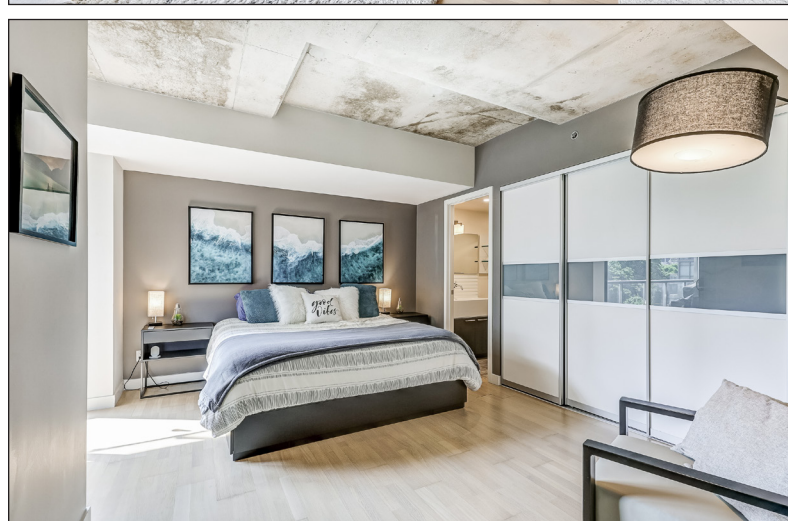
**Shawn Zigelstein**  
Broker



# 537-55 Stewart Street, Toronto









## PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

### Ryerson Community School

Designated Catchment School  
Grades PK to 8  
96 Denison Ave

### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Harbord Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
286 Harbord St

### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### Other Local Schools

#### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

#### Downtown Vocal Music Academy of Toronto

Grades 4 to 8  
96 Denison Ave

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

#### ALPHA Alternative Junior School

Grades PK to 6  
20 Brant St

#### Oasis Alternative Secondary School

Grades 9 to 12  
20 Brant St

## CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

### ÉEC du Sacré-Coeur-Toronto

Grades PK to 6  
98 Essex Street

### St. Mary Catholic School

Grades PK to 8  
20 Portugal Square

### ÉSC Saint-Frère-André

Grades 7 to 12  
330 Lansdowne Ave

### St. Michael's Choir School

Grades 3 to 12  
67 Bond St

## PRIVATE SCHOOLS

The private schools nearest to you are:



### Braemar College

Grades 9 to 12  
229 College Street

### Discovering Minds Montessori

Grades PK to 3, Ungraded  
828 Richmond St W

### Cornerstone Montessori Prep School

Grades K to 12  
177 Beverley Street

### Westside Montessori School - Kensington Market

Grades PK to 8  
95 Bellevue Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



### Victoria Memorial Square Park

10 Niagara St



1 min



### Fort York National Historic Site

250 Fort York Blvd



5 mins



### St. Andrew's Playground

450 Adelaide St W



5 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Dog Park

1 Community Garden

1 Trail

1 Arts/Performance Facility

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 19 minute walk away.



### Nearest Rail Transit Stop

St Andrew Station



19 mins



### Nearest Street Level Transit Stop

King St West At Bathurst St East Side



1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.54km.



### Toronto Western Hospital (University Health Network)

399 Bathurst St



### Fire Station

33 Claremont St

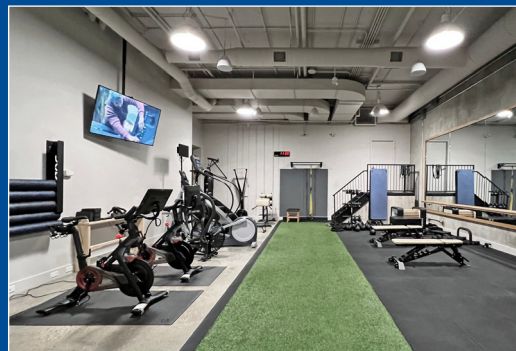


### Police Station

255 Dundas St W

# HoodQ

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Experience Sophisticated Living At Its Finest In This Expansive 1,200 Square Foot, 2-Bedroom, 2-Bathroom Condo!!! Perfectly Integrated With "1 Hotel Toronto" Amenities In The Vibrant Heart Of King West! This Unit Is Ideal For Discerning Buyers Seeking A Blend Of Luxury And Spacious Modern Design. Upon Entering, You Are Greeted By Breathtaking Unobstructed Views Of A Private Courtyard And The Lush Greenery Of Victoria Memorial Square Park, Visible From Your Very Own Spacious Terrace Equipped With A Gas BBQ Connection—Perfect For Outdoor Entertaining Or A Serene Retreat. The Heart Of This Condo Is The Ultra-Modern, Open-Concept Kitchen, Designed To Delight Any Culinary Enthusiast. It Features Top-Of-The-Line Integrated Appliances, An Oversized Island, Poggen Pohl Cabinetry, Sleek Backsplash, And Under-Cabinet LED Lighting. This Space Flows Seamlessly Into The Living Area, Bathed In Natural Light And Outfitted With Delicate Blinds, Creating An Inviting Atmosphere For Hosting Guests Or Unwinding. The Luxurious Primary Bedroom Serves As A Private Haven, Complete With An Ensuite That Includes An Oversized Walk-In Glass Shower And Ample Storage With Double Closets. The Second Bedroom Offers Flexibility As An Additional Dining Area Or A Spacious Home Office, Catering To The Needs Of Those Working Remotely. Located Just Steps Away From The Entertainment District, CN Tower, Scotiabank Arena, Fort York, Billy Bishop Airport, The Financial District, Major Highways, The Trendy STACKT Market, Many Renowned Restaurants, Harbourfront Centre, 3min Walk To King/Bathurst Station, Walking Distance To Vibrant Nightlife, This Condo Is Perfectly Situated For Those Who Crave Convenience And A Lively Urban Lifestyle.

Extras: Gas Stove, Allure Hoodfan, Frigidaire Fridge, Frigidaire Built-In Dishwasher, Panasonic Inverter Microwave, White Stackable Washer and Dryer, All Electrical Light Fixtures, All Window Coverings, Balcony Flooring.

Excluded: BBQ, TV And Wall Mount In Living Room, Large Mirror Between Kitchen And Dining Room, Floor Lamps.

Taxes: \$5,316.87/2023 | Maintenance fees: \$1,188.72/month

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