



1830 Bloor St W | Unit 1017

Key Details

Area	645 Sq Ft	Heating	Forced Air
Bedrooms	1+Den	Cooling	Central Air
Bathrooms	2 Full	Maintenance	\$623.22/Month
Possession	30-60 Days/TBA	Taxes	\$3,567.99 (2026)
Year Built	2015	Parking	P3 #282
Laundry	In-Suite	Locker	P3 #412
Walk/Transit Score	93/90	Pets	Permitted
Exposure	North East	Balcony	Open

Welcome to suite 1017 at HighPark Condos, where thoughtful design, incredible amenities, and one of Toronto's best west-end locations come together. This bright 1-bedroom + den residence offers a smart and highly functional layout, with 9' ceilings, floor-to-ceiling windows, and plenty of natural light. The spacious bedroom features an ensuite bathroom and double closet, with plenty of room for a comfortable bedroom setup, while the separate den offers flexible additional space that can be used as a home office, workout area, extra storage, or whatever suits your lifestyle. Two full bathrooms, including both a shower and a tub, add everyday convenience. Step out to the quiet north-facing balcony and enjoy green rooftop and treetop views, with no neighbouring balcony directly beside you on the west side and sunshine into the late afternoon during the summer months. In-suite laundry with additional storage space, a foyer with coat closet, underground parking, and a locker add *even more* everyday convenience.

And then there's the building. HighPark Condos is a highly regarded, exceptionally well-managed and maintained, pet-friendly community with amenities that truly elevate everyday living. Stay active in the impressive two-level fitness centre, complete with a dedicated yoga room, large-windowed cardio room, and sauna. Head up to the jaw-dropping 10th-floor rooftop to enjoy BBQs, loungers, ample seating, and incredible views overlooking the city, High Park, and the lake. There's also a second rooftop terrace on the 3rd floor with even more BBQs, seating, and space to relax.

Additional amenities include a party room with separate BBQ area, theatre room, billiards room, guest suite, secure bike room with repair station, pet wash station, garden area, and 24-hour concierge. An active social committee brings neighbours together with book clubs, movie nights, game nights, socials, yoga classes, and more.

The location could hardly be more convenient. High Park is directly across the street, putting miles of trails and green space practically at your doorstep. TTC is right outside, with both Keele and High Park stations nearby, while the UP Express is a short walk away. You're perfectly positioned between the Junction, Roncesvalles, and Bloor West Village, giving you easy access to an endless selection of cafés, restaurants, shops, and local favourites. Grab your morning coffee at Hannah's Coffee, pick up dinner from one of the many nearby restaurants, or run downstairs to the 24-hour Rabba's when you need a last-minute essential. There's even a bike share station right outside the building, and the waterfront is approximately 2 km away.

Whether you're a first-time buyer looking for a connected west-end home, a professional who values an easy commute and an active lifestyle, a downsizer who wants convenience without sacrificing amenities, or an investor looking for a highly desirable rental location, suite 1017 offers a chance to enjoy everything that makes this neighbourhood and building so special.

Suite Details

- 9' ceilings throughout
- Open-concept living area with floor-to-ceiling windows and sliding door walkout to northeast-facing balcony with green rooftop and treetop views
- Foyer with coat closet
- Spacious den with centre light fixture
- Modern kitchen with peninsula and breakfast bar, stone countertops, undermount sink with retractable gooseneck faucet, undercabinet lighting, track lighting and centre light fixture
 - Stainless steel appliances including Blomberg refrigerator, panelled Blomberg dishwasher, Electrolux cooktop and built-in oven, and Panasonic microwave
- Spacious bedroom with floor-to-ceiling windows, double mirrored closet, centre light fixture and ensuite bathroom
- 4-piece ensuite with vanity, vanity lighting, medicine cabinet, shelving, soaker tub with handheld showerhead and tiled floor
- Additional 3-piece bathroom with vanity, vanity lighting, mirror, tiled floor, and walk-in tiled shower with showerhead and glass door
- Laundry closet with stacked GE washer and dryer
- Owned parking space and locker on P3

AREA FEATURES

- Steps to TTC - conveniently located between Keele and High Park stations
- Short walk to the UP Express for quick airport or downtown access
- Bikeshare station right outside the door
- Nestled between The Junction, Roncesvalles, and Bloor West Village

- 24-hour Rabba Fine Foods, Hannah's Coffee and Vivo Pizza located right in the building
- Across from High Park, with trails, gardens, and year-round activities
- 2.5 km to the waterfront and scenic Martin Goodman Trail

MAINTENANCE FEE

\$623.22/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker
- Water

BUILDING FEATURES / AMENITIES

- 24-Hr Concierge
- Party Room
- Billiard Room
- Theatre Room
- Two-Level Fully Equipped Gym
- Yoga Room
- Sauna
- Guest Suite
- Bike room with repair/ cleaning room
- Pet Wash Station
- Garden Area
- Visitor Parking
- Social Committee Featuring Book Club, Movie Nights, Socials, Game Night, Yoga Classes and More!

Inclusions

Blomberg fridge, Electrolux built-in oven & cooktop, Blomberg dishwasher, Panasonic microwave, stacked GE washer & dryer, all electrical light fixtures, all existing window coverings, patio furniture.

Exclusions

None.

Management Contact

ICC Property Management Ltd. 647-351-1830 (Management Office)
 Property Manager: Shena Grouse | pm@highparkcondo.ca | 647-351-1830
 Front Desk Security: 416-709-1831