

WEST QUEEN WEST

Hold on to your hipster glasses because you're going to want them for a stroll in this trendy Toronto neighbourhood. (After all, who doesn't love a good 'ol pair of Warby Parker tortoise shell frames?) Queen West has received a plethora of positive praise over the years - and it's easy to see why. Bordered by Dufferin to the West, Queen to the North, Shaw to the East, and King Street to the South, this neighbourhood has seen major changes in the past 10-20 years. It's this wave of innovation, and entrepreneurship, that has brought a wealth of local residents in the art, design, and creative, industries. Residents are at the heart of Toronto's finest in urban culture - 5-star restaurants, 'mom-and-pop' shops, fancy stores, boutiques, markets, cafes, patisseries, parks - all within a walk, quick bike, or TTC ride away. Yes, it's not hard to see why West Queen West could be anyone's 'kind of town'.

Walk Score: 83/100

Transit Score: 99/100



39 SUDBURY STREET 3906

SAGE

No BS. No Fridge Magnets. No Broken Promises.



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the
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MY KIND OF TOWN, WEST QUEEN WEST, IS...

Your kind of people too? People who smile at you!? I mean, who wouldn't enjoy living in Toronto's West Queen West neighbourhood!? As a resident, there's very little (to no) reason not to smile. Once named 2nd hippest neighbourhood (in the entire world) by Vogue magazine, Queen West is an area that doesn't fall short on 'cool factor'. Area accolades aside, once you enter this bright, south facing, 2 level, townhouse it will be easy to feel you've found home. Unit 3906 offers a main floor powder room, 2 large and spacious bedrooms (on the 2nd floor), a full bathroom, private rooftop terrace (wahoo!), and work-life balance - for those who work in the city's downtown area. This is a great home for anyone who wants the finest of Toronto culture, nightlife, patios, and culinary experiences...right outside their front door.

- Fridge, Stove, B/I Dw
- Washer/Dryer, All Elf's, Elec. F/P, Hwt(R)
- leave your car in your own parking spot and enjoy a 99 transit score
- A 83 Walk score, stroll up to fantastic Queen West shops and restaurants, right by the Drake Hotel.

