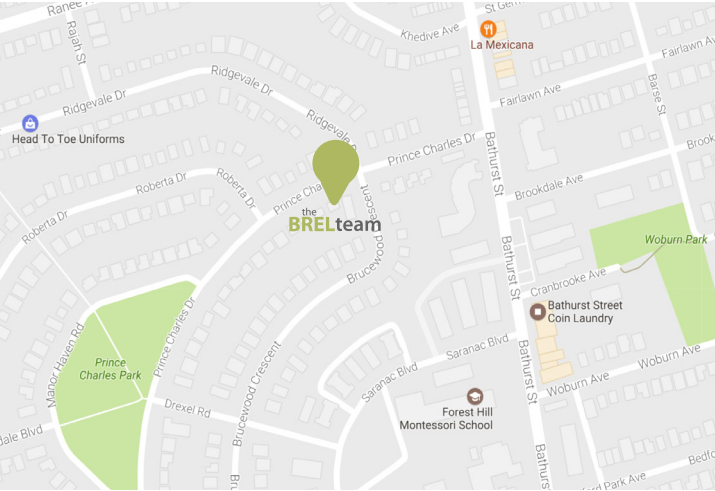


WEST QUEEN WEST

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?) West 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 entrepreneurialism, 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, vintage 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: 97/100    Bike Score: 55/100



41 SUDBURY STREET UNIT 05    SAGE

No BS. No Fridge Magnets. No Broken Promises.



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## MY KIND OF TOWN, WEST QUEEN WEST, IS: 41 SUDBURY STREET UNIT 05

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 second hippest neighbourhood (in the entire world) by *Vogue* magazine, West Queen West is an area that doesn't fall short on "cool factor". Area accolades aside, once you enter this bright, south facing, two level townhouse it will be easy to feel you've found home. 41 Sudbury Street Unit 05 offers a main floor powder room, three bedrooms (on the second 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 want the finest of Toronto culture, nightlife, patios and culinary experiences... right outside their front door.

View this property online @ [41SudburySt-05.com](http://41SudburySt-05.com)

