

# 308 PALMERSTON AVE SUITE 216

2 BED + 2 BATH

1,039 SQ FT

1 PARKING + LOCKER

CONDO

Listed by  
*Kristin Shensel, Sales Representative*





## LET LA BELLA VITA BEGIN

Life is good on Palmerston Ave. Restaurants, markets and culture abound. This spacious 2 bedroom, 2 bath condo puts it all within reach. Inside, you'll find over 1,000 sq ft of space, basking in natural light from floor to ceiling windows. There are high end finishes like granite, hardwood, stainless steel and upgraded fixtures. The chef's kitchen will make home cooks swoon – and forget the spa – the 5 piece ensuite in the master will make everyday a Me Day. Of course, it's not just about what's inside. Three juliette balconies look out over tree lined streets. And there's a view of the CN Tower.

## THINGS WE LOVE

- Spacious, split floor plan
- Open concept living space with generous foyer and huge dining room
- Chef's kitchen with granite counters, breakfast bar & stainless steel appliances
  - Large master bedroom with 5 piece en-suite
- Location: on a quiet picturesque street in the heart of Little Italy

## ABOUT THE BUILDING | THE EUROPA

The Europa is perfect for those who want a smaller building in a community with character. There are only 113 condos here. You'll find amenities like a multipurpose common room, exercise room and a friendly concierge. Here, you can forget those long elevator rides and busy lobbies and enjoy feeling like you're right in the neighbourhood.

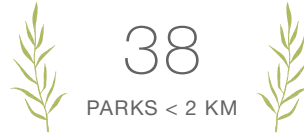
[308PalmerstonAvenue-216.com](http://308PalmerstonAvenue-216.com)

# LITTLE ITALY

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM

GREEN SCENE



RAIL LINES < 1 KM



BUS LINES < 1 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



90

CAFÉS < 1 KM



JAVA JOLT

1

STARBUCKS < 1 KM

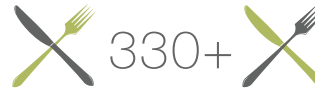


MAKING THE GRADE

CHARLES G FRASER JR PS

KING EDWARD JR & SR PS

HARBORD CI



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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