

# ISLINGTON CITY CENTRE WEST

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



RAIL LINES < 2 KM



BUS LINES < 0.5 KM

COMMUTE



26

PARKS < 3 KM



GREEN SCENE



FIDO FACTOR

4 < 2 KM

GROCERY STORE



17+

CAFÉS < 2 KM



JAVA JOLT

3

STARBUCKS < 2 KM



MAKING THE GRADE

WEDGEWOOD JS

BLOORLEA MS

SILVERTHORN CI



70+



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.

Tyson Café-Ruoff

Sales Representative

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## 9 VALHALLA INN RD SUITE 2206

ISLINGTON CITY CENTRE WEST

PARKING SPOT INCLUDED

1 + 1 BED + 1 BATH

630 AS PER MPAC

Listed by

Tyson Café-Ruoff, Sales Representative



[GetWhatYouWant.ca](http://GetWhatYouWant.ca)



# SERENITY NOW! WE GOT YOU. NO WORK OR STRESS AT 9 VALHALLA INN RD., #2206

Want to own or invest in a place, but overwhelmed by ‘fixer-uppers’ & the responsibility of home ownership? Looking for somewhere that’s beautiful & low maintenance, but also offers the convenience of city living (without all that noise)? Don’t stress, we got you.

Tucked in a quiet pocket of Etobicoke, over 600 sq. feet of functional and modern living space awaits. Every inch of this condo is cleverly designed to optimize square footage. Sliding glass doors open-up one bedroom to the (upgraded) kitchen & living area, floor-to-ceiling windows let the outside-in, & sleek kitchen cabinetry lines one wall – leaving the rest of the room (beyond an awesome kitchen island) open. Yep, 1 + 1 bedrooms & 1 bathroom of easy-breezy everyday living...that’s stylish too. You won’t need to lift a finger, just pack your bags and move right in!

Bonus? It’s located in the Triumph building at Valhalla residences—a condo that’s just 2 years old, has exceptional amenities (a gym, pool, tennis courts, party room, sauna, guest suites, rooftop deck), & is a quick drive to highway 427, Sherway Gardens, Loblaws, Etobicoke Centennial Park (with its’ batting cages, ski hills, hockey rink, volleyball courts, Go-Karts) & Pearson Airport. Foodie? Globetrotter? Fashionista? Commuter? Like we said, we got you.

So go ahead, stop stressing and start living.

## Things we LOVE:

- **The rooftop deck** - views for days, a great place to relax
- **The location** - close to highway 427, Etobicoke Centennial Park, the airport, & shopping
- **The design** - modern, new, stylish, & built in 2016
- **The layout** - very practical floor plan that takes advantage of every square foot



[9ValhallaInnRd-2206.com](http://9ValhallaInnRd-2206.com)