



# 311-954 King Street West

TORONTO



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# Welcome to 311-954 King Street West

This south-facing, sprawling one-bedroom + den, 1.5 bath unit offers a light-filled space from morning until evening. The thoughtful custom kitchen renovation was completed by Aroma Kitchens and features stainless steel GE appliances, custom granite counters from Brazil and slow-close custom storage. An added bonus is the built-in 60-bottle wine fridge. The main floor has hand-scraped, wide plank, eucalyptus-engineered hardwood throughout. The main living area offers double-height ceilings and floor-to-ceiling windows from your living room. Take in your views on your private balcony that feels ultra private.

Upstairs, the large primary bedroom has a stunning south-facing view, and remote-controlled blinds. The den is dual function, with built-in closets and an office space. The main bath is complete with a marble sink with brushed gold faucets and was recently regROUTED (2023). The all-inclusive condo fees are a plus (yes, no extra water or heating bills!), and a rented parking space can be arranged. This is your opportunity to own in a sought-after neighbourhood that offers the best the city has to offer: Massey Harris Park across the street, TTC at your doorstep, quick access to the Gardiner and just steps away from Queen West and Ossington.

 690 Square Feet

 \$2,481.29 / 2023

 1+1

 1+1



## Room Measurements

### MAIN LEVEL

Living Room	15'8" x 11'2"
Dining Room	11'2" x 15'8"
Kitchen	8'5" x 5'
Bathroom	2 Piece

### UPPER LEVEL

Bedroom	9'11" x 11'2"
Den	8'2" x 8'7"
Bathroom	4 Piece