

24 Southport Street | Suite 752

Key Details

Area	958 Sq Ft ✦	Heating	Fan Coil
Bedrooms	2	Cooling	Fan Coil
Bathrooms	1 Full	Maintenance	\$1,557.35 / Month
Possession	30 Days / Flex	Taxes	\$2,299.96 (2026) ✦
Year Built	1989	Parking	2 A, 22 & A, 32
Exposure	South and West	Locker	1 L A, 34 in 22 Southport
Laundry	In-Suite	Pets	Permitted ✦
Reserve Fund	\$996,005.73	Bike Score	86

Status Certificate available upon request

Welcome to South Kingsway Village! *Turnkey. Light-filled. Effortless west-end living.*

Welcome to nearly 1,000 sq ft of beautifully renovated living in a prime west-end location. With covered south-west exposure and floor-to-ceiling windows, this bright corner suite is bathed in natural light from morning to sunset, with glimpses of the lake to the south.

Thoughtfully renovated in 2018, the space feels both warm and contemporary, featuring sleek flat ceilings, light-wash oak engineered hardwood throughout, and timeless neutral finishes. The custom Nico kitchen is as stylish as it is functional, complete with full-size stainless steel appliances and stone counters — seamlessly flowing into an open-plan living and dining area designed for effortless entertaining.

Two spacious bedrooms offer exceptional comfort, while the beautifully renovated bathroom features a double vanity and a deep soaker tub. Incredible in-suite storage — including a walk-in closet, multiple double closets, and a built-in linen closet — ensures everything has its place.

Located within the highly sought-after school catchment of Swansea PS, St Pius X and Humberside Cl.

Other highlights are detailed below: “Everyday Conveniences” | “Premium Resort-Style Amenities” | “All-Inclusive Maintenance Fees”

Everyday Conveniences

- Steps to 501 Streetcar & bus stop to Bloor subway line
- Moments to iconic Cheese Boutique
- Walk to High Park, the lakefront, Humber River trails, Ormskirk Park
- Immediate highway access for seamless commuting

✦ Floor plans as per MPAC ; buyer to confirm pet rules/restrictions & tax amount

Suite Details

- 958 sq ft thoughtfully designed corner unit
- 8' ceiling height
- Large south- and west-facing windows
- Open-plan living area
- 2 spacious bedrooms: Primary bedroom with walk-in closet & 2nd bedroom with double mirrored closet and floor-to-ceiling corner windows
- Ample in-suite storage including a large double front hallway closet and built-in linen storage in bathroom
- Central A/C and forced-air heating

Renovated in 2018

- Modern flat ceilings throughout
- Engineered hardwood flooring in a light-wash oak finish
- Custom Nico kitchen with full-size stainless steel appliances
- Fully renovated bathroom with soaker tub, double vanity & additional storage

ALL-INCLUSIVE MAINTENANCE FEES

\$1,557.35/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking (2 spots)
- Locker (1 locker)
- Water
- Heat / A/C
- Hydro
- Highspeed Internet & Crave / HBO
- Alarm System

PREMIUM RESORT-STYLE AMENITIES:

- Visitor Parking
- Concierge / Gatehouse Security
- Guest Suites
- Gym
- Indoor Pool, Hot Tub & Sauna
- Library
- Party Room
- Common Garden & Outdoor BBQ area
- Squash Court
- Basketball Court
- Games Room (Pool Table & Foosball)

Inclusions & Exclusions

Inclusions *Electrical light fixtures; window coverings; Whirlpool appliances: stove, fridge, microwave, dishwasher, exhaust hood; Samsung washer & dryer; fan coil unit(s).*

Exclusions *Chandelier*

Site Administrator

Direct: Ishwar Chauhan | 416-763-6955; skvadmin@rogers.com

Schools

St Pius X, Swansea PS, Humberside CI | Complete list of schools with live links on babiakteam.com