

1830 Bloor Street West | Suite 532

HIGH PARK

Key Details

Area	645 Sq Ft ✦	Heating	Forced Air
Bedrooms	1 Bedroom + Den	Cooling	Central A/C
Bathrooms	2 Full	Maintenance	\$622.43/Month
Possession	60-90 Days	Taxes	\$3,614.04 (2026) ✦
Year Built	2015	Parking	Level P2, 114
Exposure	West	Locker	Level P3, 284
Laundry	In-Suite	Pets	Permitted ✦
Ceiling Height	9 Ft	Walk Score	93
Reserve Fund	\$6,402,378.18	Transit Score	90

Status Certificate available upon request

Welcome to High Park Condominiums! *Turnkey. Light-filled. Effortless west-end living.*

Experience elevated west-end living in this beautifully renovated 1-bedroom + den, 2-bathroom residence, perfectly positioned beside the 400 acres of natural beauty that make High Park one of Toronto's most coveted destinations.

Built in 2015 and meticulously maintained by its owner, this 645 sq. ft. suite blends contemporary sophistication with timeless European-inspired design, featuring 9-foot ceilings, floor-to-ceiling windows, warm white interiors, elegant wall mouldings, custom millwork, designer lighting, and a rich palette of chocolate-toned finishes carried throughout the cabinetry, tile, and flooring.

The thoughtfully designed layout offers an open-concept living space, a beautiful primary retreat with ensuite bath, a versatile den with custom built-ins, and smart in-suite storage. Western exposure fills the home with natural light while showcasing picturesque sunsets, mature trees, and seasonal views toward High Park.

Complete with owned parking and locker, low maintenance fees that include nearly all utilities, and an unmatched west-end lifestyle at your doorstep. Enjoy direct access to the Bloor subway line and nearby UP Express, and daily essentials – including a 24 hr grocer – just outside your door. The vibrant neighbourhoods of Roncesvalles, The Junction, and Bloor West Village are all within a pleasant stroll, while nearby highway access makes commuting throughout the GTA remarkably convenient.

✦ Buyer should confirm pet rules/restrictions + tax amount; square footage as per plans

Suite Details

- 645 sq ft thoughtfully designed 1-bedroom + den, 2 full bathroom suite
- 9' ceiling height
- Large west-facing windows and open-plan living
- Primary bedroom with mirrored closet & ensuite bath; den with floor-to-ceiling built-ins
- Central A/C and forced-air heating
- Smart in-suite storage + laundry; plus owned parking and locker

Renovations

- *Kitchen*: Moen faucet, Whirlpool dishwasher, kitchen island light, antique brass cabinet pulls (2026)
- *Primary bath*: floating vanity with soft close drawers, Moen faucet, Delta shower trim, Pottery Barn light, marble towel hangers (2026)
- *Second bath*: Moen faucet, Delta shower trim, CB2 vanity light, marble towel hangers, antique brass cabinet pulls
- *Den*: custom built-in cabinets (2022) + two light fixtures and ceiling medallions (2026)
- Popcorn ceiling removal + wall moulding/panelling + professionally painted + roller shades in Living Room and Bedroom (2021)

Comprehensive Maintenance Fees

\$622.43/Month Includes:

- Common Elements
- Building Insurance
- Parking (1 spot)
- Locker
- Water
- Heat/Central Air

Hydro: approximately \$60 per month

Premium Amenities

- Visitor Parking
- 24-hr Concierge
- Guest Suite
- Fitness Centre/Gym
- Sauna
- Party Room
- Common Garden & Outdoor BBQ area
- 10th Floor Lounge & Terrace
- Media/Theatre Room
- Billiards Room
- Gardening Room
- Pet Grooming Room

Inclusions & Exclusions

Inclusions Fridge, stove, dishwasher, exhaust hood, washer, dryer, electrical light fixtures (except as noted below), existing window coverings.

Exclusions Light fixture in bedroom + living room, mount + TV, balcony deck tiles, microwave.

Management Contact

Direct ICC Property Management Ltd.
pm@highparkcondo.ca | admin@highparkcondo.ca | (647) 351-1830

Listing Representatives



Jamie Coghlan
Real Estate Agent

647.783.2040
coghlan.jamie@gmail.com



Mariko Kataoka
Real Estate Agent

647.868.4165
realtor.mariko@gmail.com

RANKED *TOP 1%*
REAL ESTATE BROKERAGE
IN TORONTO[†]

† Based on 2025 TRREB MLS units sold. This feature sheet is for informational purposes only and provides general guidance about the property. Although information provided is deemed to be accurate, buyers and their representatives are responsible for verifying all information. Please note information may contain errors, omissions or be subject to change without prior notice.