



1638 Bloor St W | Unit 903

Key Details

Area	700 Sq Ft	Heating	Heat Pump
Bedrooms	1+Den	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$801.36/Month
Possession	60-90 Days/TBA	Taxes	\$3,130.63 (2026)
Year Built	2013	Parking	1 - Level C, Unit 11 (P3 #61)
Laundry	In-Suite	Pets	Permitted
Walk/Transit Score	97/97	Balcony	Open

Welcome to **The Address at High Park**, a bright and spacious 1-bedroom + den suite offering ~700 sq ft of well-planned living space in the heart of Toronto's west end. With 9' ceilings and floor-to-ceiling windows, the suite is filled with an abundance of south-facing natural light, while the large private balcony offers peaceful treetop views and a lovely spot to enjoy long summer evenings and sunsets. The primary bedroom features a walk-in closet with built-in storage, and the versatile den is ideal for a home office, guest space or additional storage. Parking is included, with a locker also available for rent.

Beyond your front door, the location is hard to beat. Step outside and you're just minutes from the trails and 400 acres of High Park, with Roncesvalles, the Junction and Bloordale all close by. Spend the morning at a local cafe, pick up groceries on the way home, explore the neighbourhood's bakeries, restaurants and shops, or head into the park for a walk. Commuting is equally convenient, with the subway and streetcars steps away, plus easy access to the Bloor GO Train and UP Express. Residents also enjoy a great selection of amenities, including a gym, guest suite, party room, media/theatre room, outdoor BBQ area, visitor parking and concierge service. With an unbeatable west-end location, generous living space and plenty of natural light, The Address offers an easy, connected way to enjoy the best of the city.

Suite Details

- 9' ceiling height throughout
- Open plan living area with floor-to-ceiling windows and sliding door walkout to

- 72 sq ft south-facing balcony
- Foyer with coat closet
- Sleek and modern kitchen design with separate island with foldable breakfast bar add-on, stone counters, stainless steel appliances: Whirlpool stove, vented microwave, fridge and Bosch dishwasher
- Large den with sliding door, wardrobe and centre light fixture; perfect for house guests, home office, nursery or gym
- Spacious primary bedroom large enough to fit a king size bed, walk-in closet + 2 additional wardrobes, large floor-to-ceiling windows, ceiling fan, and broadloom
- Four piece bathroom with large vanity with storage and deep tub
- Laundry closet with front-loading washer & dryer
- Plank flooring in all living areas and bedrooms
- 1 parking spots steps to the elevator and 1 dedicated bike locker

AREA FEATURES

- Steps to TTC - conveniently located a few metres from Keele Station
- Short walk to the UP Express for quick airport or downtown access
- Bikeshare station right outside the door
- Nestled between The Junction, Roncesvalles, and Bloordale
- Every day conveniences located just outside the door
- Short walk to High Park, with trails, gardens, and year-round activities
- 2.5 km to the waterfront and scenic Martin Goodman Trail

MAINTENANCE FEE \$801.36/MONTH

INCLUDES:

- Parking
- Dedicated Bike Rack
- Heat
- Water
- Common Elements
- Building Insurance

BUILDING FEATURES / AMENITIES

- Visitor Parking
- Guest Suite
- Gym
- Party Room
- Media/Theatre Room
- Common Garden
- Outdoor BBQ Area
- Dog Wash Station
- Concierge

Inclusions

Fridge, stove, dishwasher, over-the-range microwave, stacked front-loading washer & dryer, all electrical light fixtures, all existing window coverings, wardrobe in den, white wardrobes (x2) in primary, white china cabinet/unit in kitchen, TV mounting brackets.

Exclusions

Wall-mounted television.

Management Contact

Forest Hill Residential 416-785-0010 (Management Office)

Property Manager: Dean Cooper | theaddress@foresthillres.com

Front Desk Security: 416-533-1606 | tscc2342@gmail.com