



581 AVENUE ROAD 204

YONGE & ST CLAIR

YOUR STYLISH CITY ESCAPE AT AVENUE & ST. CLAIR

Looking for style, space, and the perfect neighbourhood vibe? This one-bedroom in a classic mid-century co-operative has it all... and then some.

From the moment you walk through the front doors, you'll notice the beautifully updated lobby, where original mid-century details meet a fresh, modern aesthetic. It's a welcoming first impression that sets the tone for the entire building. The location is unbeatable: morning lattes, boutique shopping, and dinner hotspots are just around the corner, with the TTC steps away to whisk you anywhere in the city.

Perched on the second floor, this bright and spacious suite feels like a hidden gem. The living and dining area flows seamlessly onto a full-length balcony, perfect for cocktails at sunset or a little container garden. The oversized bedroom is a retreat of its own, with room for a king bed and more.

Part of the appeal of co-op living is the strong sense of community. Residents here take pride in their building, creating a warm and welcoming atmosphere that truly feels like home.

Just steps to transit, shops, restaurants, and David Balfour Park, this is an exceptional opportunity to join a well-managed, quiet co-operative community in one of Toronto's most desirable neighbourhoods. Whether you're looking for a stylish full-time residence or the ideal pied-à-terre, this is a place that blends easy living with timeless mid-century charm, right in the heart of the city.

- Radiant heating and through-wall A/C
- One exclusive indoor parking space (#19)
- One locker (Unit 204)
- Private balcony

Maintenance fees include:

- Your proportionate share of municipal real estate taxes
- Rogers Ignite Gigabit high-speed internet
- Water
- VIP cable television
- Gas

This is a co-operative building. As such, it is governed by rules and by-laws which include:

- No pets
- No ensuite laundry
- No smoking
- No subletting

At a Glance

- 734 sq. ft living space and 158 sq. ft. private balcony
- One bedroom, one 4-piece bathroom
- One indoor parking space (#19)
- One locker Unit 204
- Radiant heating + through-wall A/C
- Mid-century co-op from the early 1960s
- Maintenance fees (taxes, internet, water, parking, building insurance, gas); hydro is additional
- Walkable, connected, and community-focused living



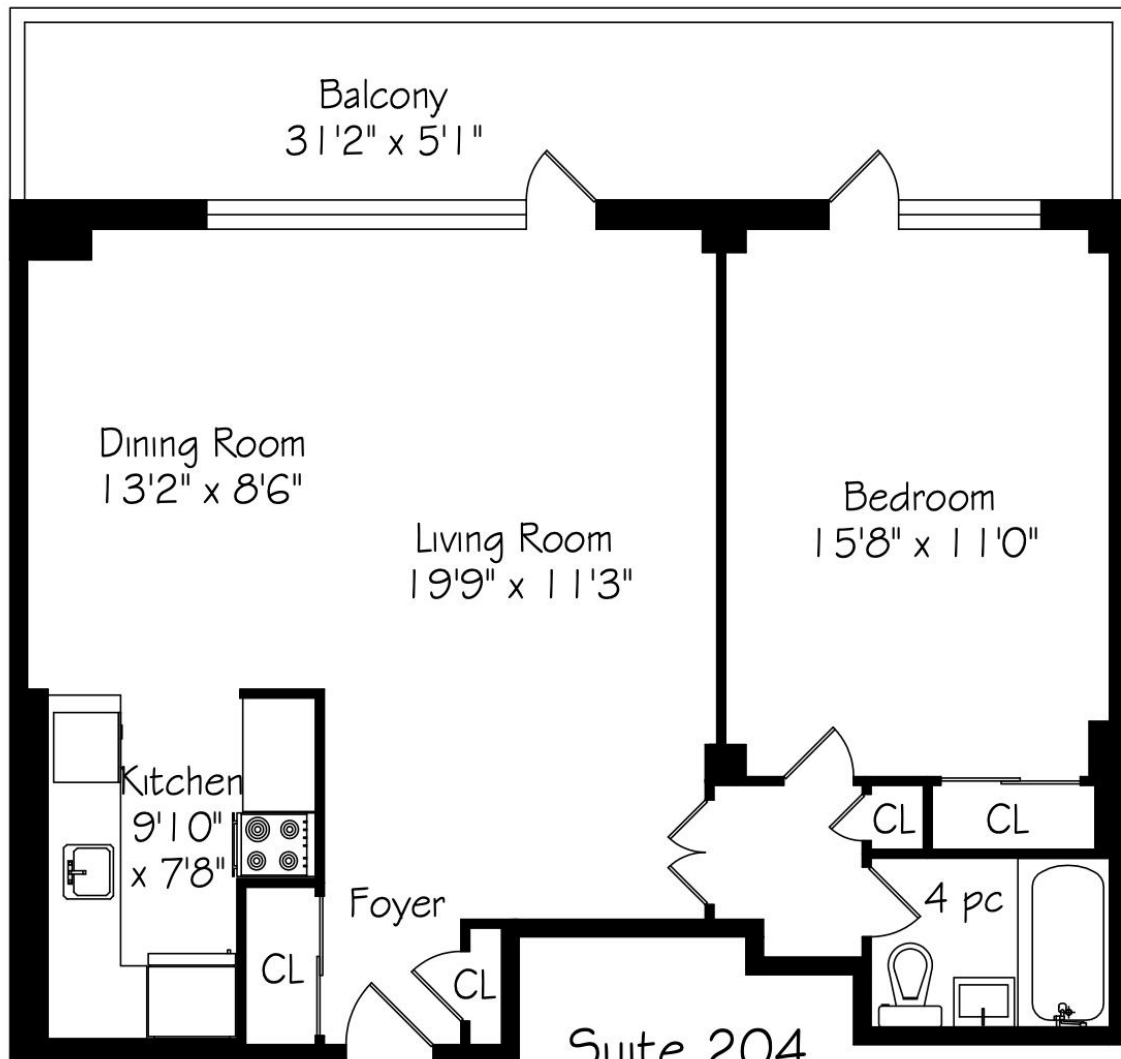






581 AVENUE ROAD 204

FLOOR PLANS



Suite 204
734 Square Feet
+ 158 Balcony

TAXES

- \$2,271.8 (2025)

CLOSING DATE

- Flexible

EXCLUSIONS

- Furniture
- Artwork

INCLUSIONS

- Kenmore Stove/Oven
- Miami Carey Hood range
- Frigidaire Fridge and Freezer
- Toastmaster microwave
- Kenmore dishwasher (As-is)
- All light fixtures
- All window coverings



ELEVATE YOUR EXPECTATIONS



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