



# 36 Lisgar Street, Suite 1006E

Modern One-Bedroom + Den, with Parking @ Queen Street West and Dovercourt Road

This condominium apartment is part of the Edge on Triangle Park, located in the heart of the trendy and colourful West Queen West neighborhood. This hip neighborhood is ranked as the 2nd coolest neighborhood in the world by Vogue Magazine, and is filled with the best attractions, shops, and restaurants that downtown Toronto has to offer. Iconic local area landmarks include: The Drake and the Gladstone “art” hotels, Graffiti Alley, Soho House Toronto, and the Museum of Contemporary Art. This location is ideal for established young professionals and couples looking for a fun lifestyle as a complement to their busy work lives.



Victoria L. Joly

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TOTAL LIVING AREA

530 sq. ft.

ASKING RENT PER MONTH

\$1,995.

BEDROOM + DEN

1 + 1

BATHROOM (4-PIECE)

1



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36 Lisgar offers exceptional amenities, including: a spa, full fitness centre, party room, media room, Lounge, and a rooftop patio where one can entertain friends and bask under the sun.

This beautiful one- bedroom plus den unit has modern finishes throughout, including hardwood flooring, a modern open concept kitchen with granite countertops, and brand-new stainless-steel appliances.

The unit features an open concept living area with a walkout to a large balcony offering stunning views of the city.

The Master bedroom features its own Juliette glass balcony covering wall to wall and floor to ceiling.

The Edge has a Walk Score of 88, Transit Score of 98, and a Bike Score of 86.

The location offers exceptional TTC access via the Queen Street West streetcars, only a short distance to the Exhibition GO Station and a short drive to the QEW, 400-series, Highway.

The condominium overlooks a vibrantly landscaped urban park and is in walking proximity to some of Toronto's most notable: cafes, restaurants, bistros, indie boutique shops, galleries and night life. If you're looking for an escape in the center of the action — this is the home for you. This is the place — catch the action and enjoy the hip and trendy arts scene that Toronto has to offer.

Picture starting your days off with strolls soaking up the rays at Trinity Bellwood's Park, brunching at indie patisseries, discovering beautiful art galleries, and ending the nights off at events and concerts hosted at The Drake and Gladstone hotels just minutes away from home.

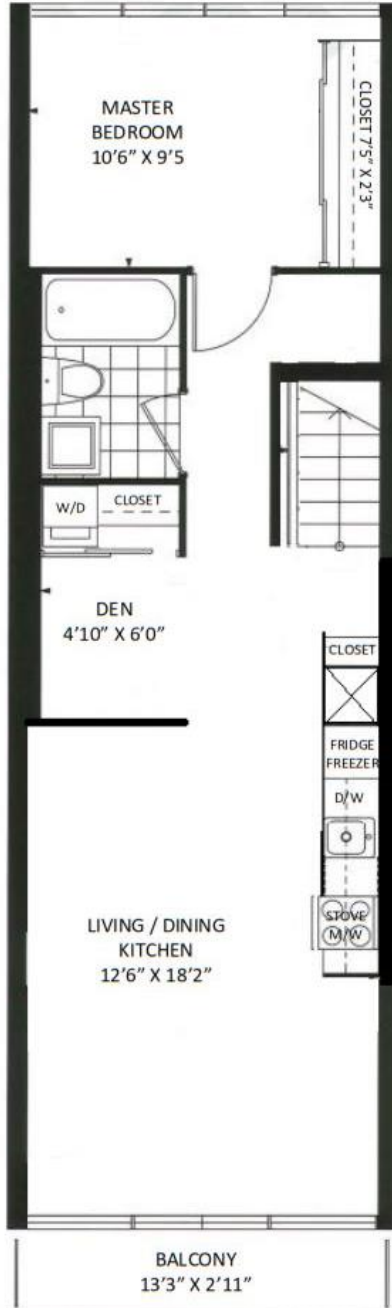


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# 36 Lisgar Street, Unit 1006E

**530 SQ. FT. OF LIVING SPACE**



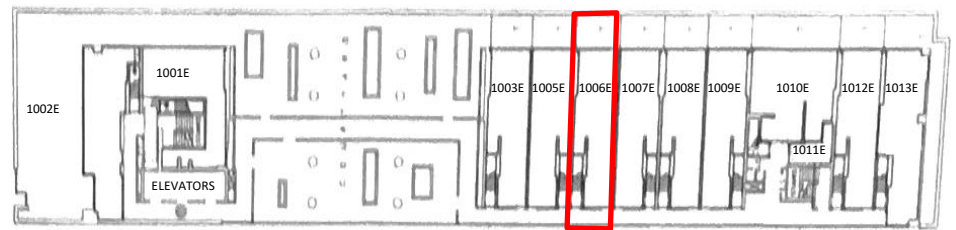
**36 Lisgar Street, Unit 1006E**  
**1 Square Meter = 10.7639104 Square Feet**

Living Area (Rooms)	Feet & Inches		Metres		Area (ft <sup>2</sup> )
	Width	Length	Width	Length	
MASTER BEDROOM	10' 6"	x 9' 5"	= 3.20 m	x 2.87 m	99
MASTER CLOSET	2' 3"	x 7' 5"	= 0.69 m	x 2.26 m	17
4-PIECE WASHROOM	4' 10"	x 7'	= 1.47 m	x 2.13 m	34
GALLERY/HALLWAY	3' 2"	x 11'	= 0.97 m	x 3.35 m	35
ENSUITE WASHER/DRYER	4' 10"	x 2' 9"	= 1.47 m	x 0.84 m	13
DEN	4' 10"	x 6'	= 1.47 m	x 1.83 m	29
FOYER	4' 6"	x 6' 2"	= 1.37 m	x 1.88 m	28
FOYER CLOSET	2' 3"	x 2' 10"	= 0.69 m	x 0.86 m	6
LANDING / ENTRYWAY	3' 2"	x 13' 4"	= 0.97 m	x 4.06 m	42
LIVING / DINING / KITCHEN	12' 6"	x 18' 2"	= 3.81 m	x 5.54 m	227
<b>TOTAL UNIT AREAS</b>					<b>530</b>

BALCONY	2' 11"	x 13' 3"	= 0.89 m	x 4.04 m	172
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**TOTAL UNIT INCLUDING BALCONY 702**

## 10<sup>TH</sup> Floor East Tower | Building Unit Plan Layout



All dimensions are approximate and subject to remeasurement by prospective Buyers and their Agents. Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice. Any furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are offered unfurnished. Distinctive Real Estate Advisors Inc., Brokerage | E.&O.E. May 2020

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True luxury is peace of mind.