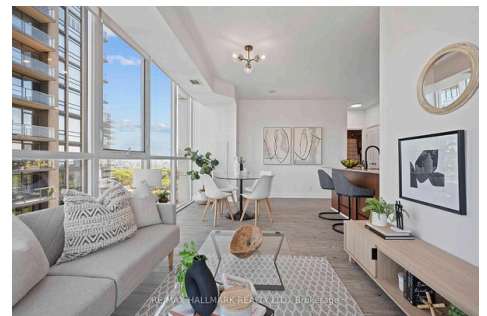
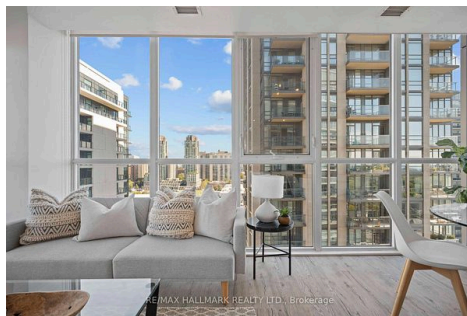
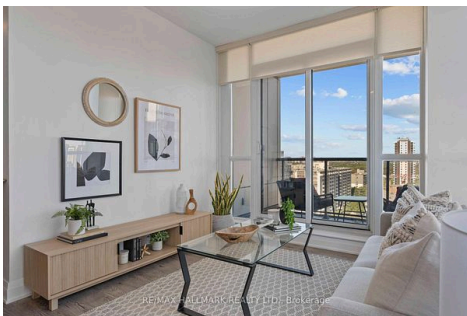
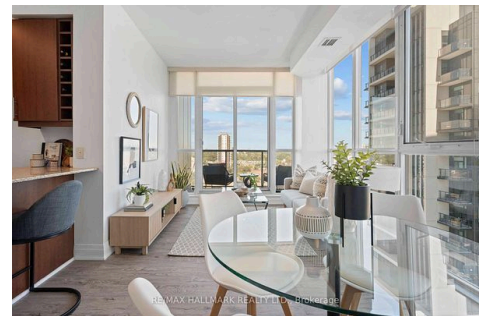
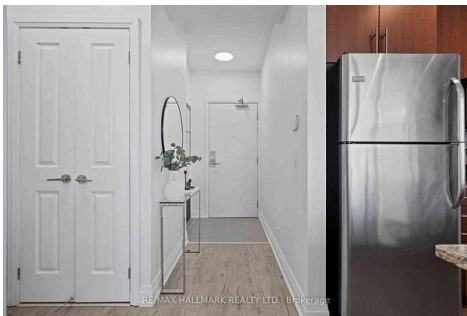


	530 St Clair Ave W 1404 Toronto Ontario M6C 0A2 Toronto C03 Humewood-Cedarvale Toronto SPIS: No Taxes: \$2,762.32/2026		List: \$395,900 For: Sale Last Status: NEW DOM: 0																																									
	Condo Apt Corp#: TSCC / 2334 Unit#: 4		Apartment #Shares%: Locker#: Locker Lev Unit: 1x4xMain Locker Unit#: Level: 14																																									
	Zoning: Prop Mgmt: First Service Residential Dir/Cross St: Bathurst/St. Clair Directions: Bathurst/St. Clair																																											
MLS#: C13845308 Possession Remarks: 30 Day/TBA Status Cert: No Bldg Name: 530 FIVETHIRTY PIN#: 763340167																																												
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2012 Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Sellers Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$670.83 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: Open Laundry Feat: Ensuite Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Garage: No Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room, Sauna, Visitor Parking Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>10.01</td> <td>x 9.22</td> <td>Open Concept</td> <td>W/O To Balcony</td> <td>North View</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>9.22</td> <td>x 8.3</td> <td>Open Concept</td> <td>East View</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>9.51</td> <td>x 8.3</td> <td>Renovated</td> <td>Open Concept</td> <td>Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>12.99</td> <td>x 10.99</td> <td>Double Closet</td> <td>Closet Organizers</td> <td></td> </tr> </tbody> </table>					#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Flat	10.01	x 9.22	Open Concept	W/O To Balcony	North View	2	Dining	Flat	9.22	x 8.3	Open Concept	East View		3	Kitchen	Flat	9.51	x 8.3	Renovated	Open Concept	Stainless Steel Appl	4	Prim Bdrm	Flat	12.99	x 10.99	Double Closet	Closet Organizers	
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Client Remks: A Smart First Step Into Toronto Homeownership. Tired Of Renting And Ready To Make The Move To Owning? Welcome To 530 St. Clair Ave W, Where A Freshly Painted, Turn-Key 1-Bedroom, 1-Bathroom Suite Offers An Exciting Opportunity To Enter The Toronto Market. Bright, Comfortable And Easy To Move Into, This Unit Features Ensuite Laundry And A Private Balcony, Giving You The Space And Convenience You Need For Everyday Living. There's No Renovation List Waiting For You, Simply Unpack And Make It Your Own. The Location Puts You Right In The Heart Of St. Clair West, Close To Bathurst, Steps From St. Clair West Subway Station, Sir Winston Churchill Park, Wychwood Barns, Cedarvale And Charming Forest Hill Village. Enjoy An Abundance Of Cafes, Restaurants, Shops And Everyday Conveniences, With Transit Right At Your Doorstep And The Best Of Toronto Within Easy Reach. If You've Been Waiting For The Right Opportunity To Stop Renting And Start Owning, This Could Be Your Moment. Inclusions: Stainless Steel Appliances: Fridge, Stove, Above-Range Microwave, Built-In Dishwasher. Stacked Washer/Dryer, All Window Coverings & All Electric Light Fixtures, Metal Patio Furniture (Table & 2 Chairs). Exclusions: None																																												
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888																																												

530 St Clair Ave W 1404, Toronto M6C 0A2

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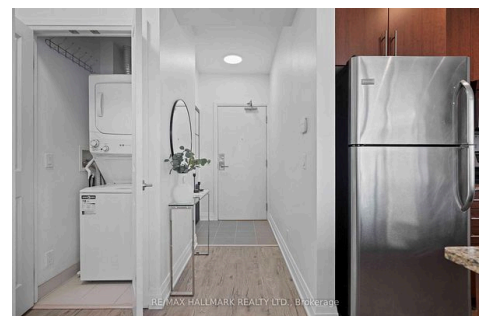
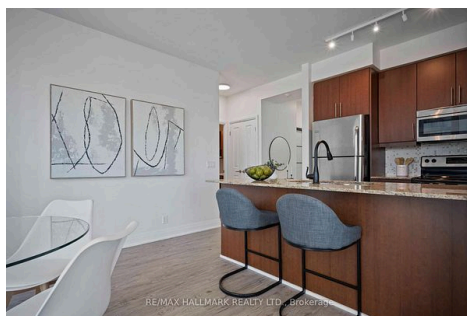
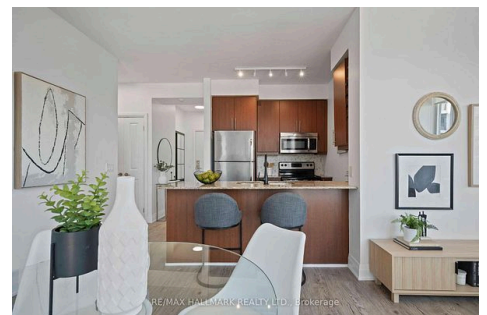
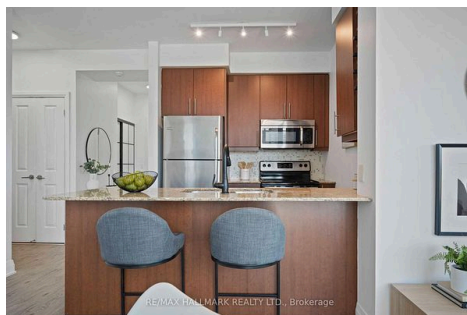
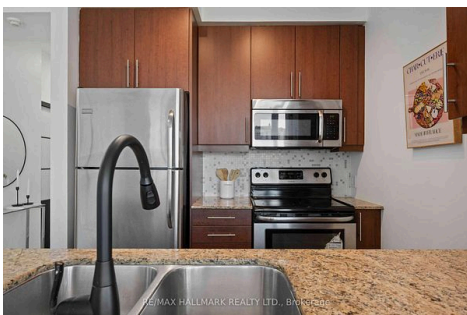
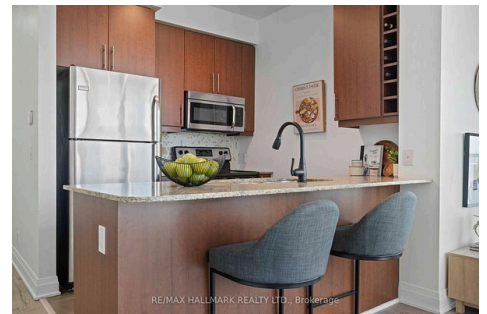
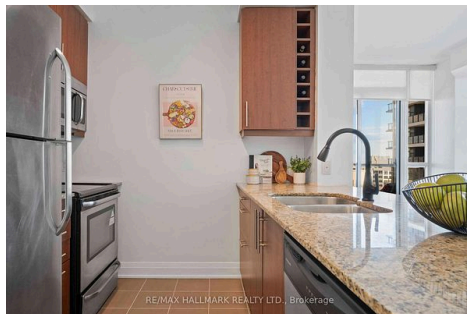
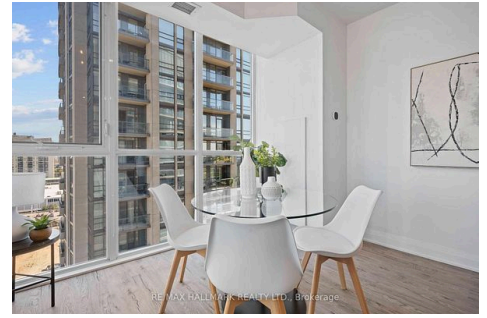
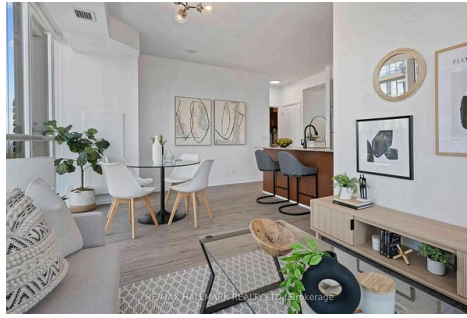


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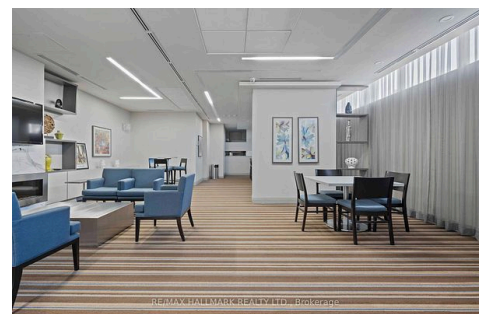
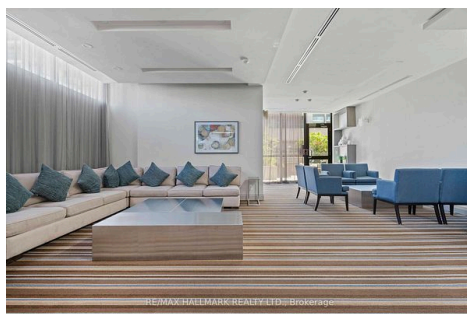
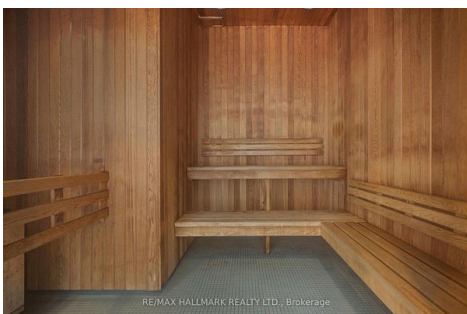
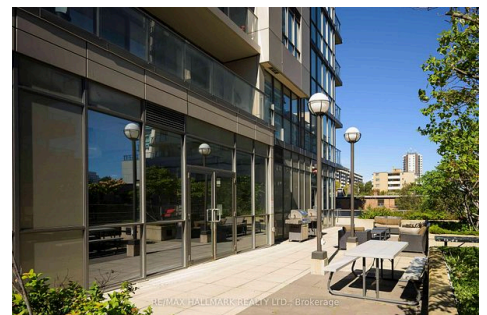
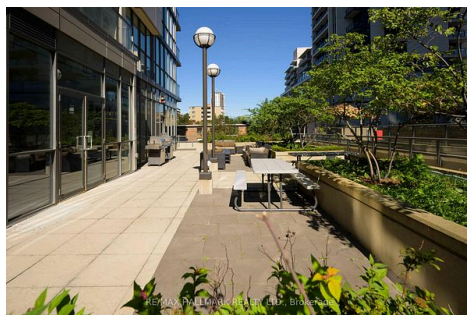
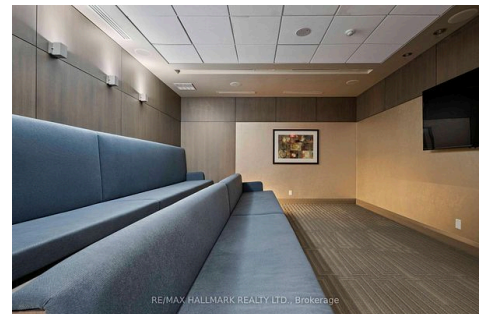
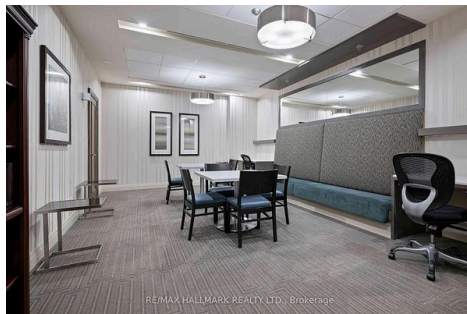
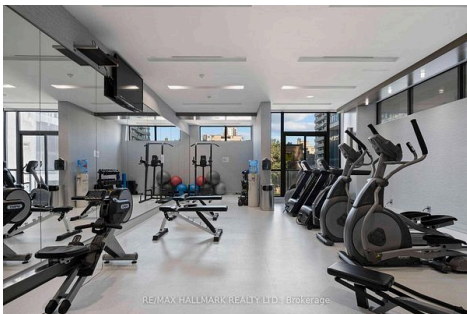
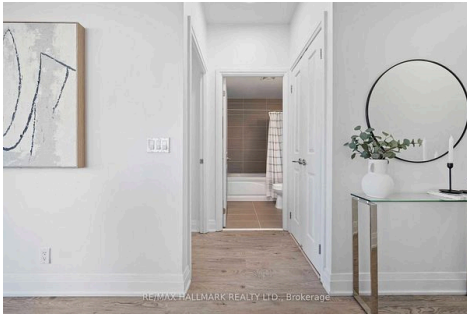
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