THE MILLS TEAM

is proud to present

550 FRONT STREET WEST

SUITE 602



550Front602.com













WELCOME HOME

- Exceptionally spacious and beautifully updated 896 sq ft one-bedroom suite
- Coveted sunny south exposure and spectacular CN Tower views
- Breathe, entertain and live comfortably without compromise
- Meticulously maintained and thoughtfully updated with quality finishes and exceptional attention to detail throughout
- The suite features smooth ceilings soaring over 9 feet
- A bright, airy open-concept layout create an incredible sense of space
- Beautifully appointed kitchen includes full-sized appliances and a generous centre island with seating
- Step outside to your expansive private balcony and take in stunning views of the iconic CN Tower and Toronto skyline
- Steps from King West's renowned restaurants, nightlife and entertainment
- Amply shops and amenities at The Well
- Convenient access to transit and Union Station nearby
- A rare gem in one of Toronto's most sought-after neighbourhoods!













ADDITIONAL INFO

Property Taxes: $3,314.78 (Annual in 2026)

Possession: 60-90 days or to be arranged

Maintenance Fee: $1,005.90 (monthly 2026)

Includes: Water, common elements, building insurance, and parking

Parking: 1 underground parking space (Spot #143 - Level A, Unit 96)

Heating: Gas/Forced Air

Square Footage: Approximately 896 sq ft interior per floor plans

Amenities: Exercise room

Pet Restrictions: Maximum of two pets per unit, including dogs, cats, small birds, fish or small caged animals. Dogs must be less than 60 pounds

Exposure: South East

Property Manager: Performance Property Management Inc
416-977-4866
mtcc1371@performancepm.com

Inclusions: Refrigerator (Marathon), Stove (Maytag), Hood Exhaust (Maytag), Dishwasher (Samsung), Washer and Dryer (LG), All Built-in and Attached Shelving, All Existing Window Blinds, Curtains and Rods, All Electric Light Fixtures Except Those Excluded, and Garage Remote

Exclusions: Kitchen light

Rental Items: Hot Water Tank (Approximately $50.45/month)



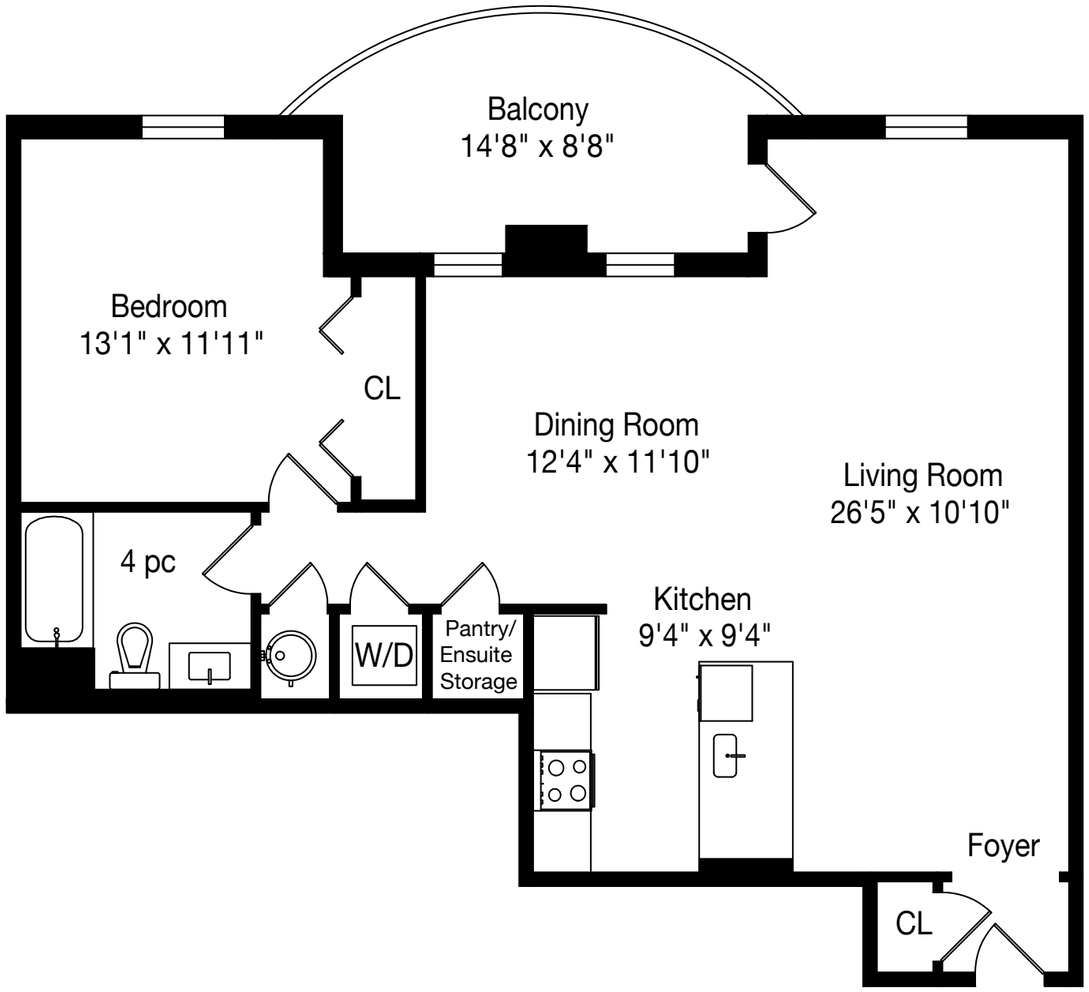











Balcony
14'8" x 8'8"
Bedroom
13'1" x 11'11"
CL
Dining Room
12'4" x 11'10"
Living Room
26'5" x 10'10"
4 pc
W/D
Pantry/
Ensuite
Storage
Kitchen
9'4" x 9'4"
Foyer
CL













SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Ryerson Community School
Designated Catchment School
Grades PK to 8
96 Denison Ave

Harbord Collegiate Institute
Designated Catchment School
Grades 9 to 12
286 Harbord St

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

LookDeeper

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

The Grove Community School
Grades PK to 6
108 Gladstone Ave

Central Toronto Academy
Grades 9 to 12
570 Shaw St

Central Technical School
Grades 9 to 12
725 Bathurst St

PARKS & REC

This home is located in park heaven, with 3 parks and 18 recreation facilities within a 20 minute walk from this address.



Victoria Memorial Square Park
10 Niagara St
2 mins

Fort York National Historic Site
250 Fort York Blvd
3 mins

Canoe Landing Park & Recreation Centre
95 Fort York Blvd
4 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 2 Dog Parks
- 1 Basketball Court
- 2 Sports Fields
- 2 Tracks
- 1 Community Centre
- 1 Splash Pad
- 2 Trails
- 1 Arts/Performance Facility
- 1 Fitness/Weight Room
- 2 Gyms

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 18 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
St Andrew Station
18 mins

Nearest Street Level Transit Stop
Bathurst St At Niagara St
2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
339 Queens Quay W

Police Station
255 Dundas St W

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

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ROYAL LEPAGE Signature

INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative