

THE MILLS TEAM

is proud to present

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1398 BLOOR STREET W  
TOWNHOUSE 2



[1398BloorTh2.com](http://1398BloorTh2.com)



## WELCOME HOME

### Stop settling for almost-a-house.

For those craving the functionality of a house, the simplicity of a condo (with refreshingly low maintenance fees), and the convenience of having all the transit and every daily essentials at your fingertips... this is the one that makes the compromise disappear.

Set on the quiet side of coveted Bloor West Lofts enclave (all windows face north away from Bloor), this 2-bedroom, 1.5-bath, 3-level townhouse offers nearly 1,200 square feet of well-organized, well-closeted, perfectly positioned space. It lives wide. It lives bright. And it lives beautifully.

The main level gives room to host, stretch out, or simply unwind at the end of the day and opens to its own balcony. Upstairs, bedrooms are privately set apart (because sleep should feel separate), and at the top? Your own rooftop terrace with gas hookup, ready for long summer dinners and golden-hour conversations.

Function hasn't been forgotten. Your private built-in garage (a genuine city luxury) offers direct access inside – let winter exist somewhere else. Storage is generous. Layout is intuitive. Every square foot earns its keep.

And then there's Sterling Junction – quietly cool, constantly evolving.

A short walk to Lansdowne Station, the UP Express (Union in minutes, Pearson without the drama) and the GO. Railpath loops before work. Dinner at Spaccio. Countless cafés. Roncesvalles charm. The Junction's independent spirit. And just down the street, Museum of Contemporary Art Toronto anchors the neighbourhood's creative edge. Walk Score 96. Transit 100. Bike 94.

House-like ease. Condo-like simplicity.

**Exactly where you want to land.**



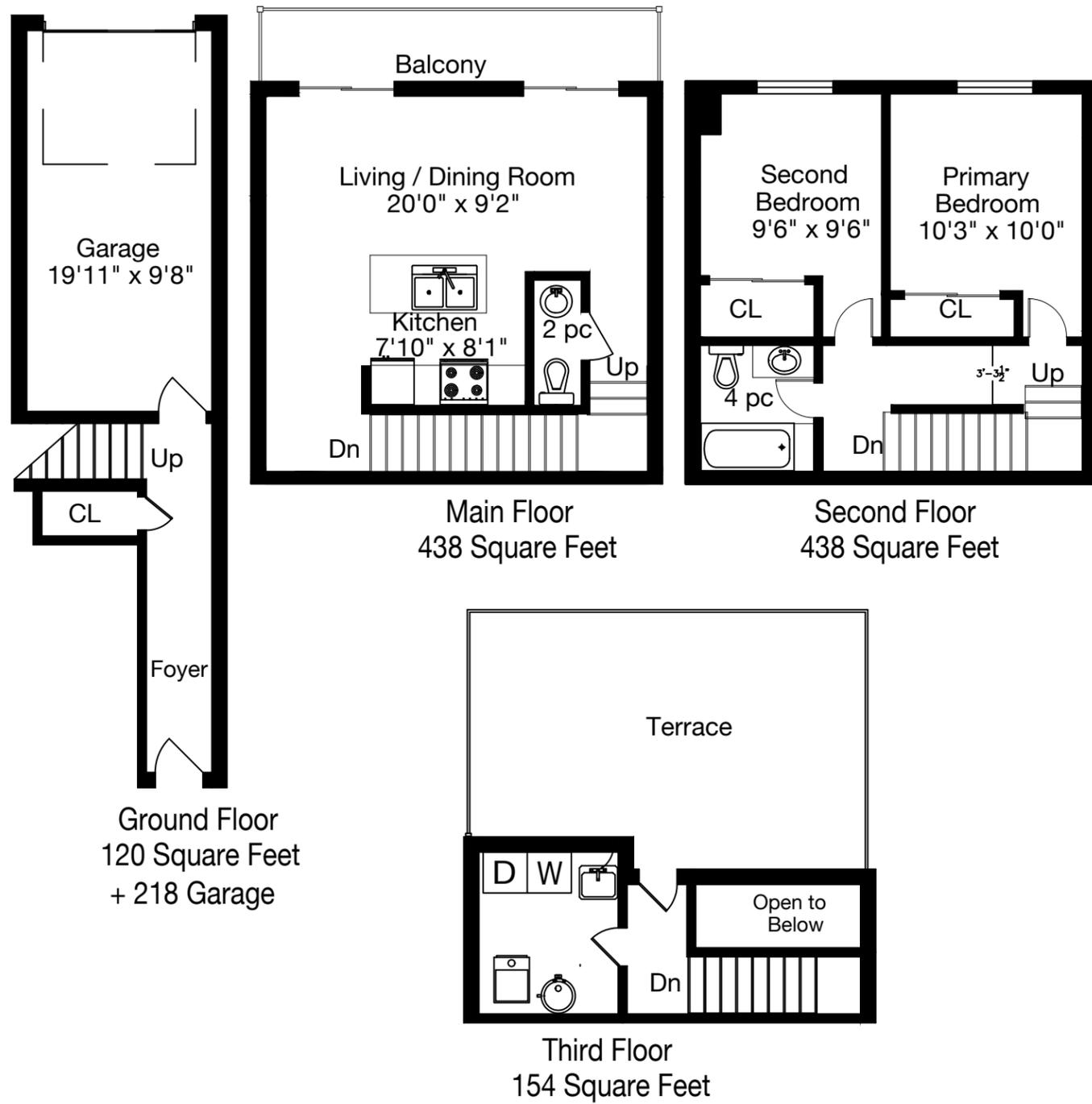
## ADDITIONAL INFO

- Property Taxes:** \$3,242.58 (Annual in 2025)  
**Possession:** 30-60 Days/TBD  
**Parking:** Oversized 1 car built-in garage  
**Maintenance Fee:** \$559.83 (monthly 2026)  
**Includes:** Building Insurance, Common Elements and Parking  
**Square Footage:** 1,150 sq ft plus 218 sq ft garage per floor plan  
**Heating:** Forced air gas furnace with central air conditioning  
**Utility Costs:** Hydro: Approximately \$74/month (2025)  
Water: Approximately \$63/month (2025)  
Gas: Approximately \$73/month (2025)  
**Pet Restrictions:** Household domestic pets permitted  
**Inclusions:** Stove (Whirlpool), Refrigerator (Samsung), Microwave (Frigidaire), Dishwasher (Whirlpool), Washer (Whirlpool) & Dryer (Whirlpool), All Parts of Furnace and Central Air Conditioner, Hot Water on demand, All built-in and attached Shelving, All Electrical Light Fixtures and All Window Coverings.  
**Exclusions:** None  
**Rental Equipment:** None  
**Property Mngmnt:** Mabex Property Management  
**Property Manager:** Erion Bekteshi  
info@mabex.ca  
416-626-4342

A Home Inspection Report dated February 20th 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion

E & OE







## SCHOOLS

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



### Nearby Schools

#### Perth Avenue Junior Public School

Designated Catchment School  
Grades PK to 6  
14 Ruskin Ave

#### ÉS Toronto Owest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

#### Brock Public School

Designated Catchment School  
Grades PK to 8  
93 Margueretta St

#### ÉÉ Charles-Sauriol

Designated Catchment School  
Grades PK to 6  
55 Pelham Ave

#### Bloor Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
725 Bathurst St

### Other Local Schools

#### The Grove Community School

Grades PK to 6  
108 Gladstone Ave

#### Central Toronto Academy

Grades 9 to 12  
570 Shaw St

#### Western Technical-Commercial School

Grades 9 to 12  
125 Evelyn Crescent

## PARKS & REC

This home is located in park heaven, with 3 parks and 4 recreation facilities within a 20 minute walk from this address.

 **Erwin Krickhahn Park**  
121 Rankin Cres



 **Ritchie Avenue Parkette**  
77 Ritchie Ave

 **Perth Avenue Parkette**  
160 Perth Ave



 **Ritchie Avenue Parkette**  
77 Ritchie Ave



 **Perth Avenue Parkette**  
160 Perth Ave



 **Perth Avenue Parkette**  
160 Perth Ave



### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds      1 Splash Pad  
2 Basketball Courts      1 Sports Court  
1 Ball Diamond

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 3 minute walk away, and the nearest street transit stop is a minute walk away.

 **Nearest Rail Transit Stop**  
Bloor GO

 3 mins

 **Nearest Street Level Transit Stop**  
Bloor St West At Symington Ave

 <1 min

## SAFETY

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

 **St Joseph's Health Centre**  
30 The Queensway

 **Fire Station**  
1285 Dufferin St

 **Police Station**  
2054 Davenport Rd



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**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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1398BloorTh2.com

**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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