

THE MILLS TEAM

is proud to present

30 WESTERN BATTERY ROAD

TOWNHOUSE 343



30WesternBattery343.com

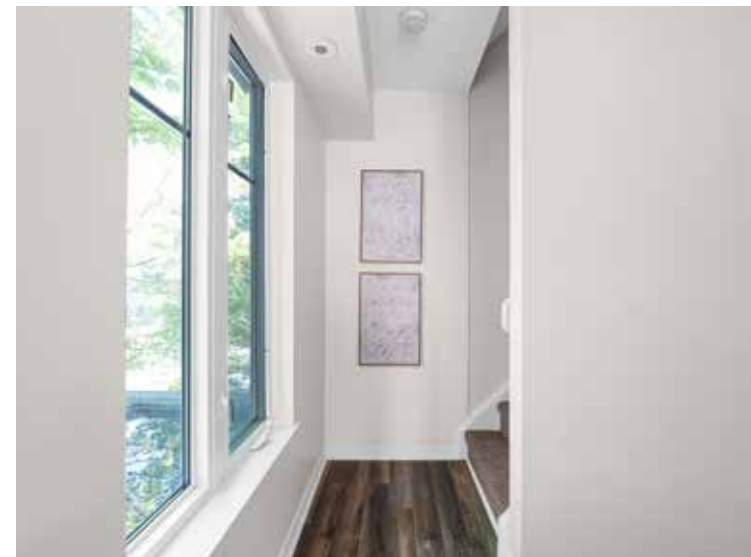


WELCOME HOME

Welcome to your own private urban retreat in the heart of vibrant Liberty Village! This beautifully maintained end-unit stacked townhome offers the perfect blend of style, comfort and convenience, highlighted by an incredible private rooftop terrace with breathtaking city views. Whether you're enjoying your morning coffee, entertaining friends with summer BBQs, or unwinding under the stars, this spectacular outdoor space is truly an extension of your home.

Inside, this bright open-concept layout seamlessly connects the kitchen, living and dining areas, creating an inviting space for everyday living and entertaining. The spacious bedroom offers abundant natural light, generous closet space and a peaceful retreat from the energy of the city. Thoughtful updates include fresh paint (2026), new stair carpeting (2025), new flooring (2019), granite kitchen countertops (2019), and upgraded plumbing (2019). Includes fridge, stove, dishwasher, washer/dryer, all existing electrical light fixtures, existing window blinds in as-is condition, plus locker and storage space. The rooftop is complete with a gas BBQ hookup and water connection, perfect for effortless outdoor entertaining.

Located just steps from Liberty Village's vibrant, trendy cafes, restaurants, boutiques, and everyday conveniences. Easy access to the RBC Amphitheatre, Exhibition Place, TTC, GO Transit, the waterfront, parks, trails, and grocery stores. This is city living at its best - where every convenience is at your doorstep and coming home always feels like an escape.





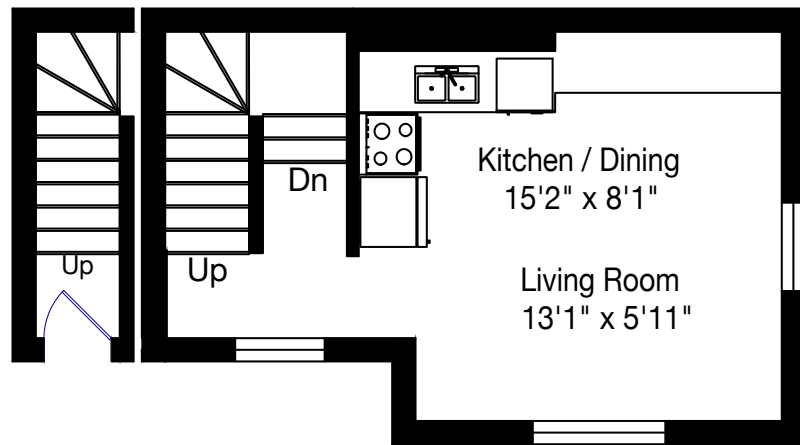
ADDITIONAL INFO

Property Taxes:	\$3,498.94 (Annual in 2026)
Possession:	30-60 days or to be arranged
Maintenance Fee:	\$484.76 (monthly 2026)
Includes:	Water, CAC, common elements, building insurance, and parking
Heating:	Gas/Forced Air
Square Footage:	Approximately 784 sq ft interior per floor plan
Amenities:	BBQs allowed, bike storage, rooftop deck/ garden, visitor parking
Pet Restrictions:	Household pets welcome
Exposure:	North
Property Mngmnt:	Icon Property Management 416-363-6849
Inclusions:	Refrigerator (Frigidaire), Stove (Frigidaire), Built-in Microwave (LG), Washer and Dryer (GE), All Existing Window Blinds (as-is condition), All Electric Light Fixtures, Ring Door Camera, and Attached Gas BBQ (as-is condition)
Exclusions:	None
Rental Items:	Rinnai Combi Boiler (\$146.89/month, including HST)

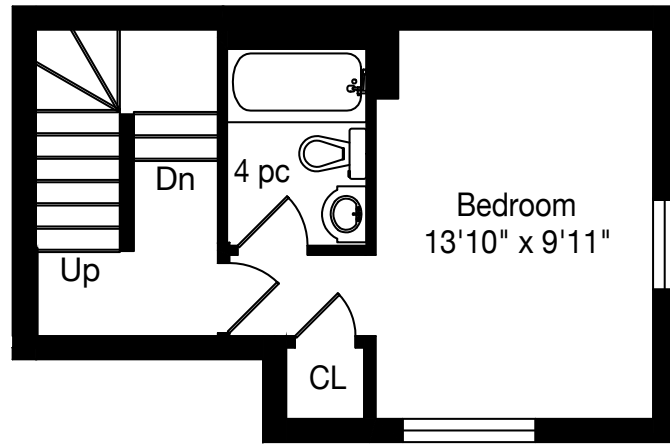
RENOVATIONS & IMPROVEMENTS

- Fresh paint (2026)
- New lighting (2026)
- New carpet on stairs (2025)
- Granite counters in kitchen (2019)
- New flooring (2019)
- Kitec plumbing was replaced (2019)

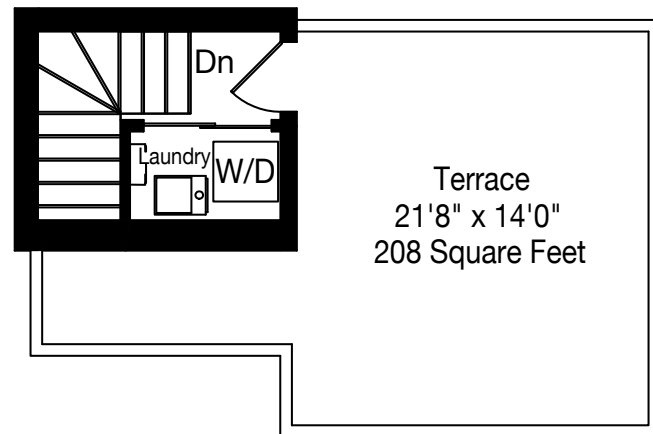




Entry + Main Floor
376 Square Feet



Second Floor
328 Square Feet



Third Floor
80 Square Feet





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

Niagara Street Junior Public School

Designated Catchment School
Grades PK to 6
222 Niagara St

ÉE Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

Parkdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
209 Jameson Ave

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

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 3 recreation facilities within a 20 minute walk from this address.



Bill Johnston Park
65 Western Battery Rd

1 min

Massey Harris Park
945 King St W

3 mins

Liberty Village Park
70 East Liberty St

2 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
1 Dog Park
1 Splash Pad
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 9 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Exhibition GO

9 mins

Nearest Street Level Transit Stop
Strachan Ave At East Liberty St

2 mins

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.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
33 Claremont St

Police Station
350 Dovercourt Rd

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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