

21 NELSON STREET SUITE 622

JUNIOR 1 BED + 1 BATH

426 SQUARE FEET

CONDO APARTMENT

ENTERTAINMENT DISTRICT

Listed by
Halina Bucchino, Sales Representative



GetWhatYouWant.ca

WELCOME TO DOWNTOWN LIFE.

Welcome to a place that's all yours. With incredible light, exceptional amenities, right in the heart of the city, this condo is the perfect place to start something extraordinary. The perfect layout for a condo this size, you'll find the bedroom is tucked away so there's plenty of room for living. The bathroom is spacious. And large sliding doors let fresh air flow through. The rooftop deck gives you that hotel feel, with deck, pool and BBQs. Your neighbours at Boutique Condos are mostly young professionals who work and play in the area, which is easy to do - this condo is close to everything - no car required.

WHAT ARE THE 5 BEST THINGS ABOUT THIS HOME?

1. The rooftop deck is on point - with pool, BBQ's and cabanas.
2. The Bedroom is sleep-in ready - tucked away from the morning sun at the crack of dawn.
3. The efficient layout fits a queen sized bed AND even has a great sized bathroom!
4. First time buyers will really appreciate the appealing price and amazing location. The location makes it even better - with everything at your fingertips, there's no need for the added expense of a car.
5. This unit is bright! The entire North Facing Wall is comprised of windows. Plus there are large sliding doors for great air circulation.



ENTERTAINMENT DISTRICT

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



36

PARKS < 2 KM

GREEN SCENE



RAIL LINES < 0.5 KM

COMMUTE



BUS LINES < 0.5 KM



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

9 < 1 KM

GROCERY STORE



180+

CAFÉS < 1 KM



JAVA JOLT

28

STARBUCKS < 1 KM



MAKING THE GRADE

JOHN MCCRAE PS

CEDARBRAE CI

BENDALE BTI



400+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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