



CHRISTENSEN
REAL ESTATE GROUP

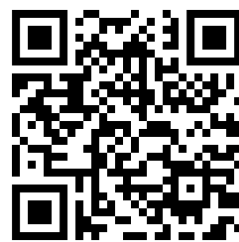


UNIT 521 | ETOBICOKE

293 the Kingsway



Welcome Home



FOR MORE
PHOTOS + DETAILS

Welcome to 293 Kingsway, an exceptional two-bedroom two-bathroom condominium in one of West Toronto's most sought-after developments. Nestled in the revered Humber Valley Village neighbourhood, this boutique property borders a myriad of upscale amenities, major roadways, and west-end landmarks. Further elevating livability, it comes with one parking space and secure private storage.

A masterclass in sophisticated living, the unit's remarkable design reflects the community's refined image. Boasting a wide collection of luxury amenities such as a sprawling rooftop terrace, private

lounges, on-site concierge service, and a state-of-the-art fitness studio exceeding 3,400 square feet, residents live a life of seamless convenience.

Located at the confluence of The Kingsway and Royal York Road, and a short distance from Dundas Street West, the location is unrivalled. By vehicle, public transit, or bicycle, residents enjoy harmonious access to Toronto's centre and beyond.

Developed with luxury-oriented living in mind, 293 Kingsway is immediately proximal to two of West Toronto's most esteemed golf clubs: Lambton Golf & Country Club and Islington Golf Club. In addition to upscale amenities, the property is also within a short distance of some of the region's top schools.

Esteemed public education options include Humber Valley Village Junior Middle School, Lambton-Kingsway Junior Middle School, and St. George's Junior Public School. Private education options, Kingsway College School and Olivet School, are also close by.

While seamlessly connected to the city, the building feels private and tucked away. Mere steps from the winding Humber River Valley, surrounded by lush, mature trees, providing a distinctive natural immersion unlike anywhere else. Residents will also adore the property's professionally landscaped walkways and courtyards, offering opportunities for relaxation, socialization and beyond.



ENTRYWAY

- Large Closet
- Entry space
- Ensuite Laundry with storage
- Hardwood floor

LAUNDRY CLOSET

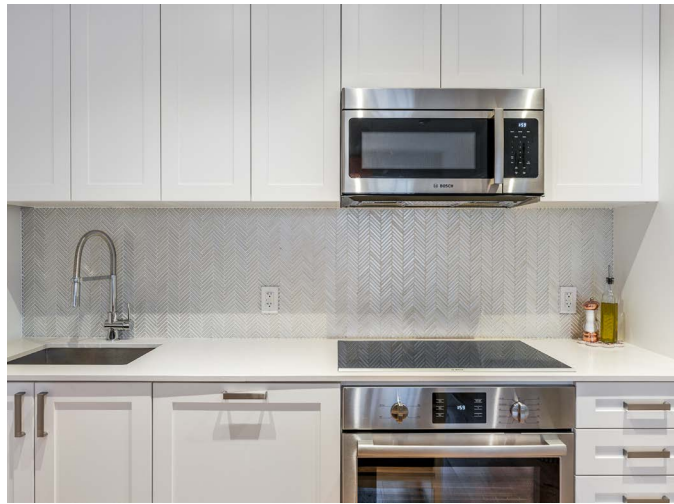
- Stacked LG front load washer and dryer

FOUR-PIECE BATHROOM

- Vanity light fixture
- Framed vanity mirror
- Porcelain vanity sink with brushed nickel wide-spread faucet
- Oak finished cabinetry
- Oak finished wall mounted medicine cabinet
- Bathtub with subway style ceramic tile and nickel finished shower head and faucet
- Ceramic tile floor

KITCHEN

- Pot lights
- Ceiling light fixture
- Herringbone tile backsplash
- Shaker Cabinets with abundance of storage
- Geolux Countertop
- Stainless Steel refrigerator



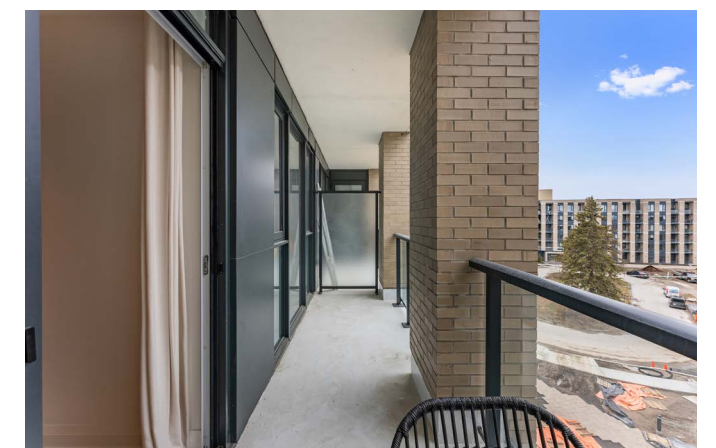
- Bosch Full size stainless steel oven
- Bosch Stainless steel microwave
- Bosch Stainless steel dishwasher
- Large island with built in storage
- Hardwood floor

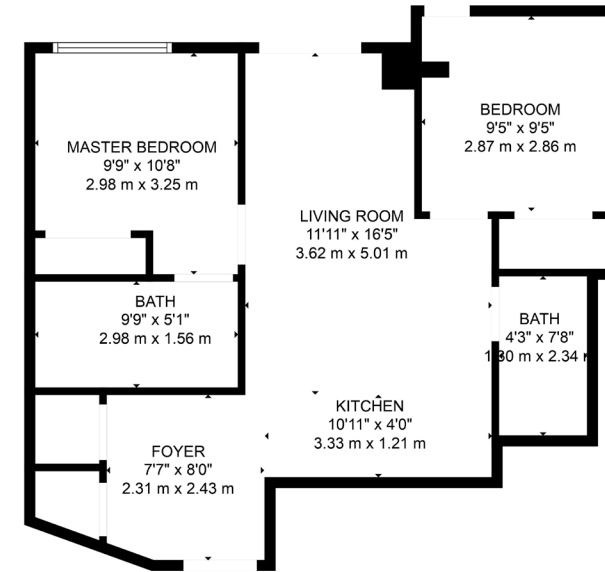
LIVING ROOM

- Pot lights
- Walkout to balcony
- Custom privacy drapes
- TV Mount
- Designer Light Fixture
- Baseboard
- Hardwood floor

THREE-PIECE FAMILY BATHROOM

- Designer Wall Sconce
- Large Mirror
- Walk-in shower with large tiled walls and chrome hardware
- Floating vanity with drawers
- Ceramic tile floor





ADDITIONAL INCLUSIONS

- Television mount in living room
- Designer Light Fixtures

EXCLUSIONS

- Television

TAXES

- \$2988.70 (2024)

MAINTENANCE FEE

- \$569.47



PRIMARY BEDROOM

- Pot lights
- Designer light fixture
- Large window
- Privacy curtains and blackout drapes
- Large closet with ample storage
- Baseboard
- Hardwood floor

THREE-PIECE ENSUITE

- Designer lighting fixture
- Circular bevelled vanity mirror
- Porcelain sink & stone countertop with chrome fossit
- Floating vanity with ample storage
- Tempered glass shower with wide plank style tile surround, chrome rain shower and flexible shower hose.
- Baseboard
- Ceramic tile floor

SECOND BEDROOM

- Pot lights
- Large window with casement
- Custom privacy blinds
- Designer light fixture
- Closet with ample storage
- Baseboard
- Hardwood floor





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