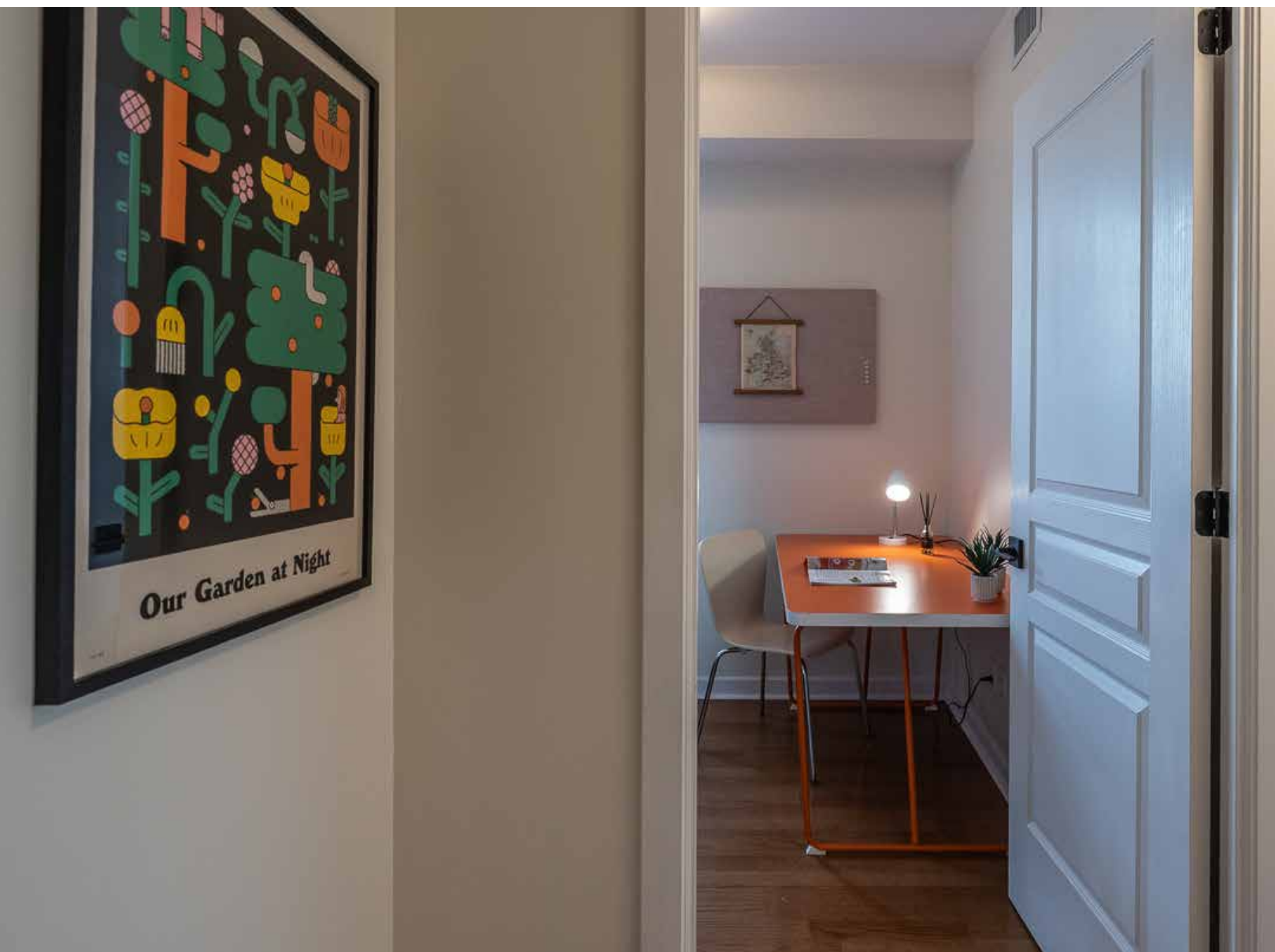






## Welcome to 438 Richmond Street West, Suite 610

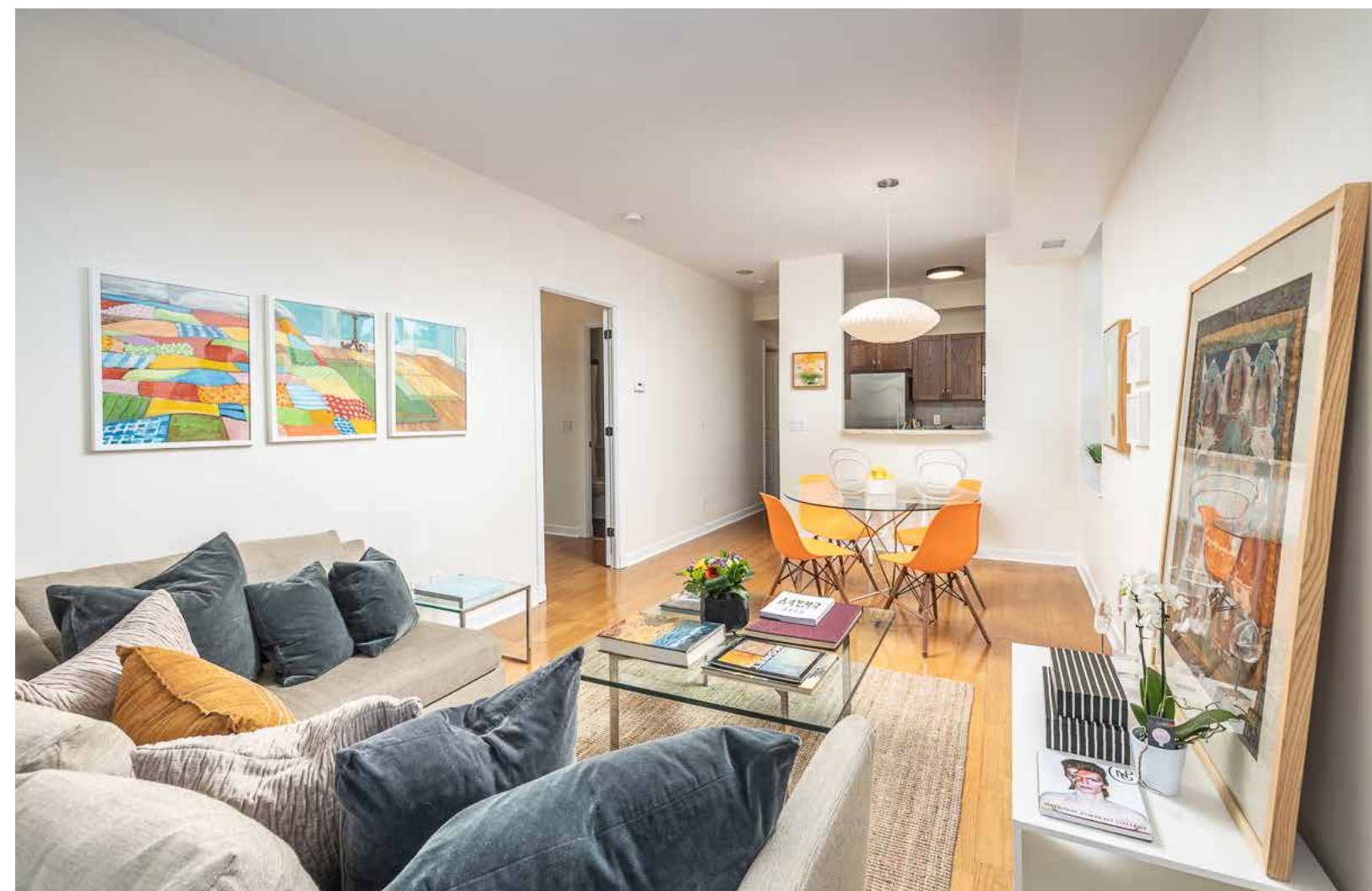
Great value at less than \$925/square foot! This corner suite at sought-after The Morgan is bright and airy with a contemporary aesthetic. 865sf split floor plan, nicely appointed with many upgrades by the current owners. Walk into the foyer with an alcove for coats and shoes, as well as a storage closet. There is a separate laundry closet with a stackable Samsung washer and dryer and built-in shelving. The second bedroom is tucked away and could be used as a home office, and there is a four piece ensuite washroom across the hall. The modern kitchen has stainless steel Frigidaire/LG/Fisher & Paykel appliances, and a pass through to the dining room that could be a breakfast bar. The spacious living room has wall to wall corner windows that let in lots of natural light. The primary retreat is spacious, with a dressing area with double closets, as well as a four piece ensuite washroom. One parking spot and one locker are included in this offering. Great building amenities; fitness room, sauna, theatre, 24-hour concierge, rooftop terrace with barbeques. Phenomenal location in the entertainment district, close to everything; The Well, Art Gallery of Ontario, Grange Park, many shops and restaurants along trendy Queen Street West. \*100 Walk Score!\*







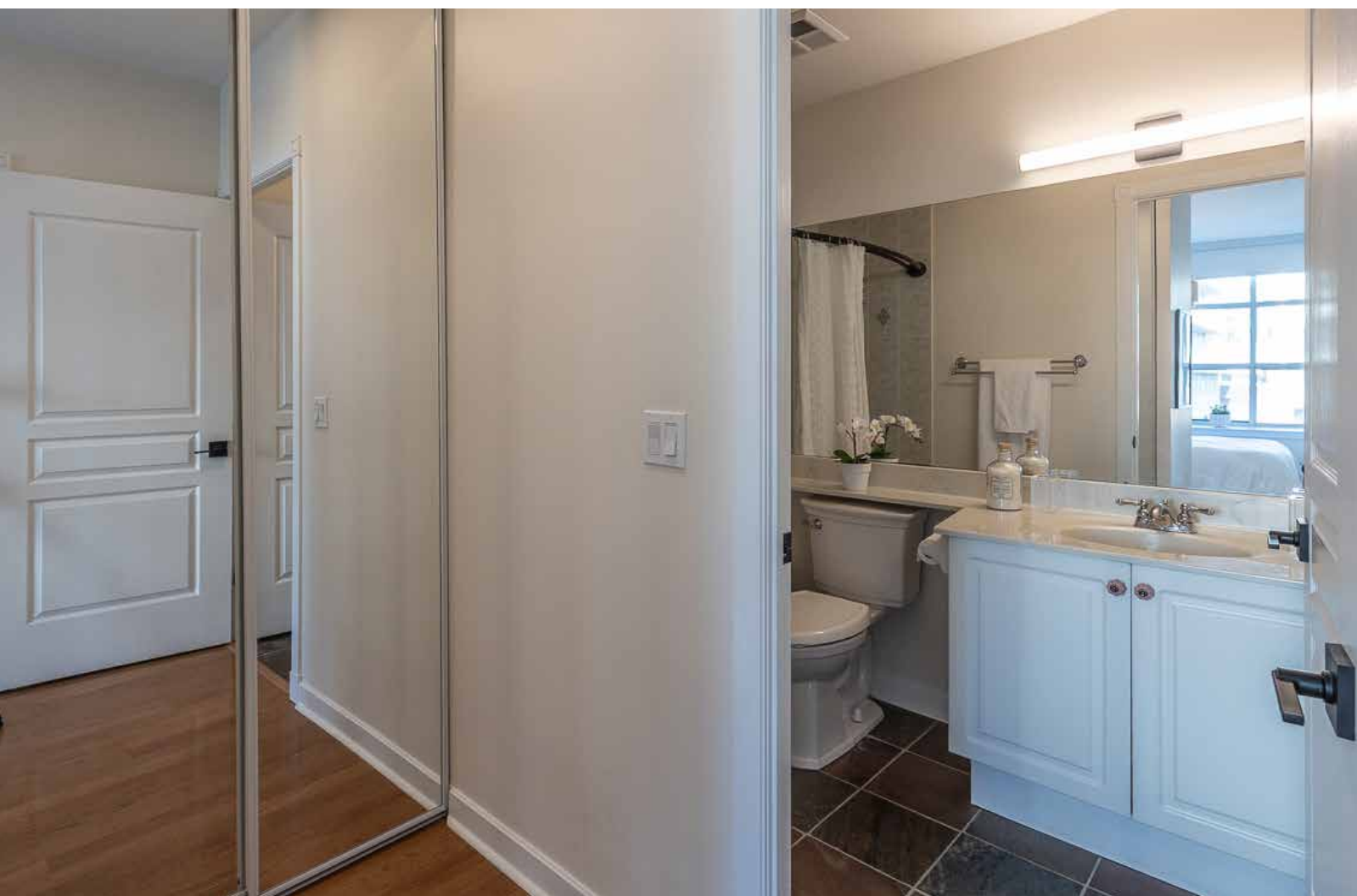














FOYER

- Tile floor
- Coat/storage closet

LAUNDRY CLOSET

- Samsung stackable washer and dryer
- Built-in shelving

SECOND BEDROOM/OFFICE

- Hardwood floor
- Closet
- Window

FOUR PIECE WASHROOM

- Tile floor
- Vanity with integrated sink
- Polished chrome fixtures and taps
- Soaker tub with shower

KITCHEN

- Tile floor
- Granite countertops
- Pass through to dining room
- Double stainless steel sink with brushed chrome fixture and tap
- Glass display cabinets
- Frigidaire oven and stovetop
- Frigidaire built-in stainless steel microwave
- Fisher & Paykel stainless steel refrigerator
- LG stainless steel dishwasher

DINING ROOM

- Hardwood floor
- Pass through to kitchen
- Large window

LIVING ROOM

- Hardwood floor
- Large wraparound window with city views

PRIMARY BEDROOM

- Hardwood floor
- Large window
- Double closets

FOUR PIECE ENSUITE WASHROOM

- Tile floor
- Vanity with integrated sink
- Polished chrome fixtures and taps
- Soaker tub with shower

UPGRADES BY  
CURRENT OWNERS

- Removed popcorn ceilings throughout
- Painted entire interior of the unit
- Installed custom window blinds
- Installed Samsung stackable washer/dryer
- Replaced all door hardware
- Installed new light fixtures throughout

ADDITIONAL  
INFORMATION

Maintenance: \$824.27/month (includes: water, building insurance, common elements, parking)

Taxes: \$3,777.97 (2025)

Possession: September 1st/TBD

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

OFFERED FOR SALE AT  
\$799,000.<sup>00</sup>



# DEAR PROSPECTIVE BUYER,

We purchased this condo three years ago, shortly after getting married, with the intention of building our life and growing our family in a place that felt truly like home. While we had planned to stay longer, an unexpected and exciting career opportunity out of town has led us to move earlier than we'd planned. Though it's bittersweet to say goodbye, we're thrilled for someone new to make the most of this space and the neighbourhood we've come to love.

What first drew us to this unit was its ideal layout—a true two-bedroom with generous natural light from the north and east. The deep windowsills, open living space, and proper hinged doors made it feel homey right away. Having parking and good storage was important to us too, and we loved the sense of space here. The Morgan has been a peaceful, well-run building and we've really enjoyed the friendly neighbours, 24-hour concierge service, a well-equipped gym, and the rooftop patio with amazing views has been perfect on sunny afternoons.

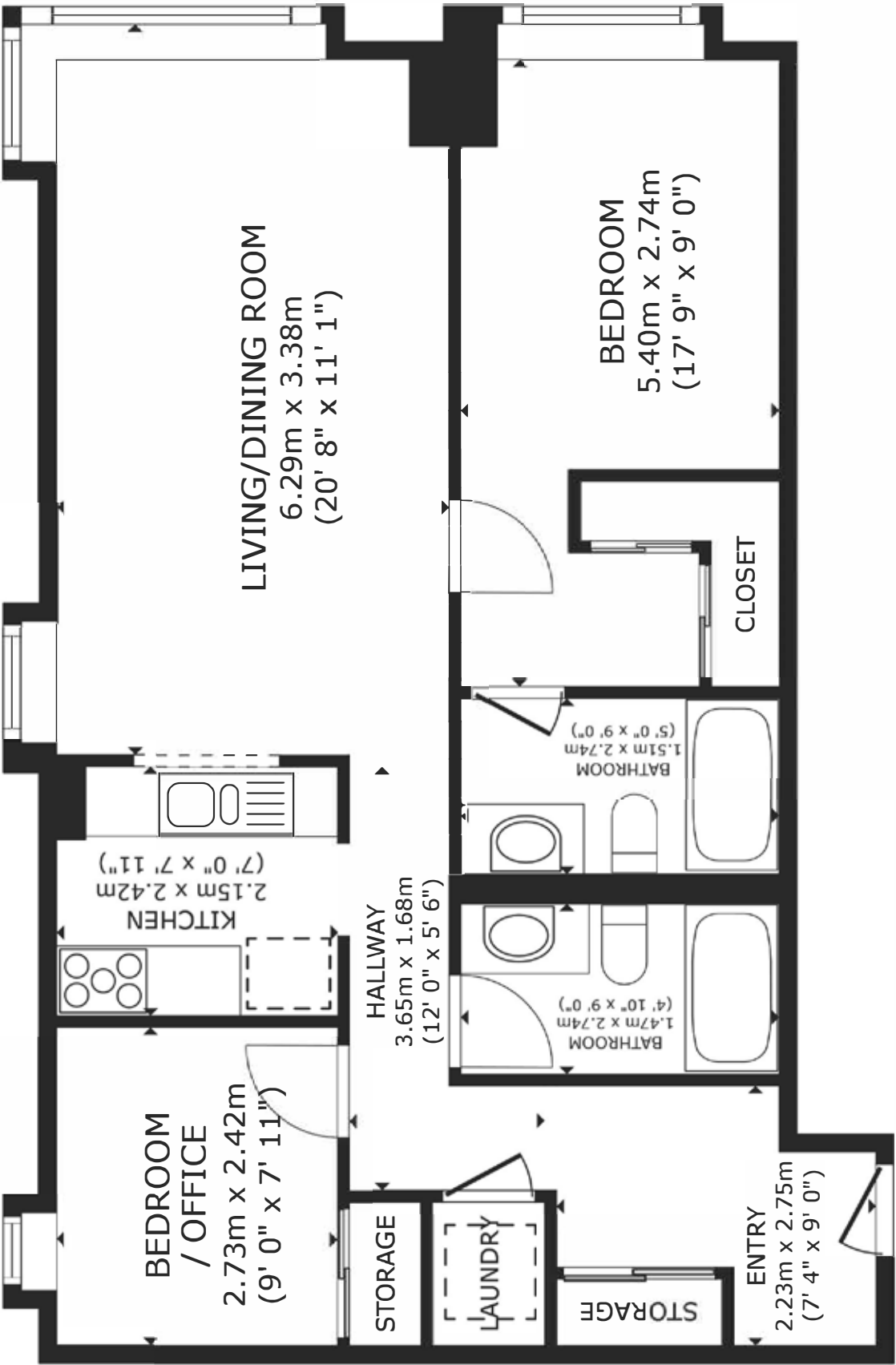
The location has been a huge part of what made this place special for us. It's a unique blend of established and evolving, with lots of long-standing institutions and fresh energy from new investments. The Ontario Line station under construction nearby is something we've always seen as a long-term advantage. Few will have such immediate access to the subway once it's complete—an asset for daily life and future value.

We've appreciated being within walking distance of green spaces like Grange Park, St. Andrew's Playground, and Trinity Bellwood's Park. Some of our favourite local spots include Waterworks Food Hall, Aloette, Good Behaviour, Nord Lyon bakery, and Ramen Isshin—plus nearby gems like 217 Vintage and Sonic Boom. It's easy to shop local with Kensington Market just a short walk away, where we've done our weekly grocery runs at Blackbird Baking Co., Global Cheese, Sanagan's Butcher, and Kensington Fruit Market.

What we've loved most, though, is how well this spot just works for day-to-day life. Ellen walked to the hospital district for work, and Alex's office was just steps away on Spadina. Everything we needed was close by, and there was always something interesting happening just around the corner. This area of the city strikes a rare balance: lively yet livable, connected yet grounded in community.

We hope this space brings you as much joy, comfort, and inspiration as it has brought us.

Warmly,  
Ellen & Alex







**Chairman Award Winner**  
**#2 Dollar Volume, #4 Units Sold**  
 2024  
**Gairdner Award Winner**  
 2004-2024  
**Lifetime Chairman's Award Winner**



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.