

815-801 KING STREET WEST

Built With Breathing Room



FM

THE DETAILS

A Space Done Right

This isn't your typical King West Shoebox! We're taking it back to the early nineties (arguably the best & most enviable decade for a reason), before Whitney Houston covered 'I Will Always Love You' (little-known fact: it's a Dolly Parton song). And well before micro condos became trendy and auto-tuned club tracks that took over King West nights. While this 1991 build may be slowly inching towards the back half of its 30's, it is punching well above its weight class! Measuring in at 660 square feet, this functional floor plan delivers all the right things in all the right places: an oversized kitchen with full sized appliances & eat-in breakfast bar (we hear people cooked for themselves in the early 90's), a real dining room (so you & your friends don't have to eat Thanksgiving dinner on the couch), a spacious primary bedroom (California King, anyone?), a separate, enclosed home office corner suite (built for focus, not for your Slack notifications), and its very own parking spot (they used to build one bedrooms with parking back in the good 'ol days). This is the one you can live in on day one and update over time to make your own. A downtown West space that actually delivers. Practical. Thoughtful. No fluff. Just what you need & when you need it.

FOXMARIN.CA







KING WEST NEIGHBOURHOOD

On the Coveted Side of Bathurst

King West near Stanley Park is one of Toronto's most walkable and well-balanced neighbourhoods. Life here runs at street level. Coffee, dining, training, transit, green space, all within a few easy blocks. It's a part of the city where routines feel natural and weekends require very little planning.

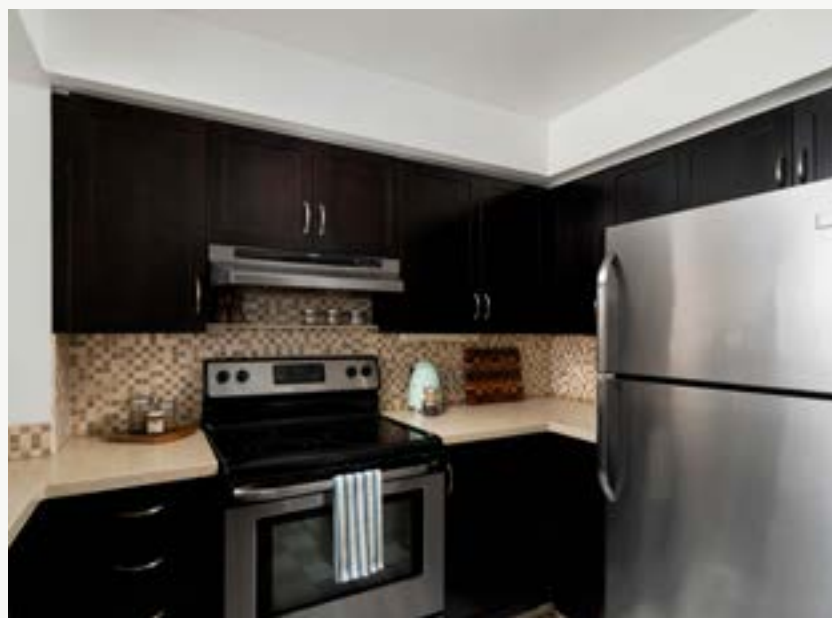
Getting around is effortless. King Street streetcars run east and west through the core, nearby bus routes fill in the gaps, and quick access to the Gardiner keeps the rest of the city close. Whether it's a commute, a dinner reservation, or a weekend escape, movement here is simple and flexible.

Stanley Park anchors the neighbourhood with real, usable green space. Tree-lined paths, open lawns, an off-leash dog area, outdoor tennis courts, and a ball diamond make it a daily extension of the home rather than a destination you plan around. Morning runs, dog walks, and unstructured afternoons happen organically. Just how we like 'em to be.

The food and coffee scene is deeply embedded in the neighbourhood. Independent cafés and bakeries set the pace early in the day, while established favourites like Gusto 101, Lulu Bar, Baro, Charlemagne Cocktail Bar, and Neverland carry it well into the evening. West Queen West sits just beyond, adding another layer of shopping, dining, and culture within easy reach.

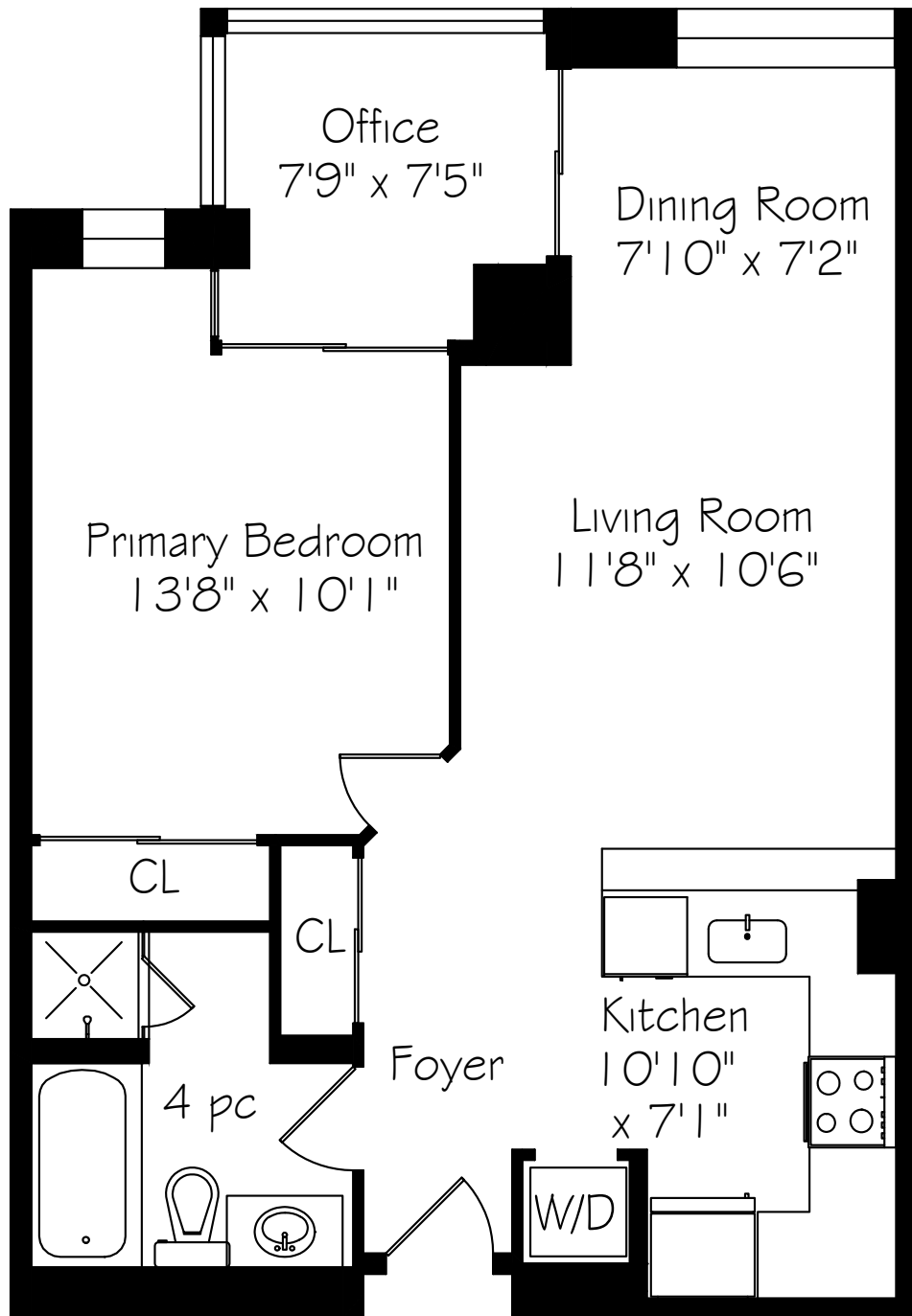
Wellness is part of everyday life in this neck of the woods. Studios like F45, Sweat & Tonic, Studio Lagree, One Academy, and Yoga Rise make it easy to train before work or unwind after, without leaving the neighbourhood. Whilst boutiques, galleries, and creative studios bring texture to the streetscape, evenings unfold across patios, wine bars, and low-key late-night spots with a cold brew in hand.

The energy is present, but measured. Walkable, connected, and quietly complete, King West on the preferred side of Bathurst delivers downtown living that actually works (& thrives).









CITYSPHERE CONDOS

About The Property

THE ESSENTIALS

- 801 King Street West, Suite 815
- Condo Apartment
- 660 Square Feet As Per MPAC
- 1 + 1 Bedrooms
- 1 Bathroom
- Exposure: North
- 1 Parking

INCLUSIONS

- Stainless Steel Kitchen Appliances:
 - Fridge
 - Oven
 - Hood Fan
 - Dishwasher
- Stacked Clothing Washer & Dryer
- Medicine Cabinet
- Bathroom Mirror
- All Existing Light Fixtures
- All Window Coverings

UTILITIES & UPGRADES

- Maintenance Fees: \$805.49/Month
 - Includes Heating/Cooling, Water & Hydro
- Property Taxes: \$2,428.16 (2025)
- No Rental Items

ABOUT THE BUILDING

- Building Name: CitySphere
- Address: 801 King Street West, Toronto ON, M5V 3C9
- Year Completed: 1991
- Number of Storeys: 12
- Property Management: Self Managed
- Number of Units: 312 Condos + 26 Townhomes
- Pet Policy: 1 Dog up to 30 lbs or 2 Cats
- Tenant Policy: Rentals permitted with a minimum lease term of 6 months

AMENITIES

- Gym
- Running Track
- Tennis Courts
- Sauna
- Steam Room
- Hot Tub
- Change Rooms
- Party Room
- Rooftop Patio
- Communal BBQs
- Concierge
- Visitor Parking

THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Bar Piquette
- Bar Poet
- Black Sheep
- Florette
- Frankie's Diner
- Jules Bistro
- King Rustic Kitchen
- La Nayarita
- Le Swan
- Lobby
- Local Public Eatery
- Mamakas Taverna
- Mildred's Temple Kitchen
- Mother
- Nodo Liberty
- The Drake
- The Good Son

GROCERIES & LIBATIONS

- Bulk Barn
- Cumbrae's
- Farmboy
- Fresh Fruit Bay
- LCBO
- Longo's Liberty Village
- M & M Food Market
- No Frills
- Wine Rack

COFFEE & BAKERIES

- Boacados Bake Shoppe
- Bloomer's Queen
- Buno Coffee
- Dear Grain
- Evelyn's Whole Grain
- Forno Cultura
- Jimmy's Coffee
- Mad Batter Bakers
- Mofer Coffee Queen
- Nadège Patisserie
- Starbucks
- The Common
- The Library
- Tim Hortons
- TonTon Matcha & Coffee
- Wallace Espresso
- White Squirrel
- Wholeshed Coffee

PARKS & GREENSPACE

- Bill Johnston Dog Park
- Coronation Park
- Garrison Common
- Lamport Stadium Park
- Liberty Village Park
- Stanley Park
- Trinity Bellwoods

FITNESS & HEALTH

- Academy of Lions
- Altea Liberty Village
- F45 Trinity Bellwoods
- F45 Liberty Village
- GoodLife Fitness
- Jaybird Studio Queen
- Lotus Fitness & Thai Boxing
- Mula Yoga
- Muse Movement
- One Academy
- Oxygen Yoga
- Pura Yoga
- Solis Movement
- Studio Lagree
- Strong Pilates Liberty Village
- Totum Life Science

PARKS & RECREATION

- Stanley Park South
Pool, off-leash dog area, playground, wading pool, tennis courts & baseball diamond
- Stanley Park North
Playground, wading pool, basketball court, multi-use & shuffleboard
- Fort York National Historic Site
Museum, trails & historic grounds
- Victoria Memorial Square Park
Playground and picnic facilities

PUBLIC SCHOOLS

- Niagara Street Junior Public School
- Ryerson Community School
- ÉÉ Pierre-Elliott-Trudeau
- Parkdale Collegiate Institute
- ÉS Toronto Ouest
- Central Toronto Academy
- The Grove Community School
- Central Technical School

PRIVATE SCHOOLS

- Discovering Minds Montessori - Pre-K to Elementary
- Cornerstone Montessori Prep School - Elementary

CATHOLIC SCHOOLS

- St. Mary Catholic School
- ÉÉ du Sacré-Coeur-Toronto
- ÉSC Saint-Frère-André
- St Michael's Choir School
- St. Mary Catholic Academy
- St. Joseph's College School

COMMUTE TO DOWNTOWN TORONTO

- 5 Minutes by Car
- 22 Minutes by Transit
- 8 Minutes by Bike
- 32 Minutes Walk

RAIL LINES

- 504 King - 0.1km
- 304 King - 0.1km
- 501 Queen - 0.4km
- 301 Queen - 0.4km

BUS LINES

- 307 Bathurst Night Bus - 0.3km
- 511 Bathurst - 0.3km
- 363 Ossington Night Bus - 0.5km
- 63 Ossington - 0.5km
- 121 Fort York - Esplanade - 0.6km



ABOUT US

Fox Marin

From the Junction to Riverdale, Little Italy to Yorkville, and all of the wonderful neighbourhoods in between – Fox Marin knows Toronto Real Estate.

We offer an exclusive and customized real estate experience to clientele in central and downtown Toronto.

Led by veteran Real Estate Brokers Ralph Fox and Kori Marin, the talented team at Fox Marin Associates brings a wealth of experience, integrity and compassion to the business.

Fox Marin's diverse background extends well beyond real estate.

This team of tenured resumes brings involvement in marketing, international business, branding, and design into the Fox Marin fold.

If you are interested in Toronto real-estate or looking to buy, sell, invest or lease a property, know that you have the right partner in your corner to look after you and your family every step of the way.

Customer-First Philosophy

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

More than this, the way we do business is constantly evolving. We're always adapting our approach to provide the most competitive and progressive methods that allow us to service clients at all different price points, from various circumstances and diverse backgrounds. We pride ourselves on working harder, and more effectively than everyone else regardless of the size of your transaction.

Whether you're a first-time homebuyer, seasoned investor or large-scale developer, our clients benefit from our high standards of integrity and customer experience.

It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



FOXMARIN.CA

Reuben Labovitz

BROKER



Meet Reuben Labovitz, a seasoned professional and trusted advisor at Fox Marin with a passion for creativity and a talent for making his clients' real estate dreams a reality. With years of experience in the industry, Reuben's unique skill set sets him apart from his peers. He has an uncanny ability to spot promising investment opportunities and negotiate the best deals for his clients, all while finding "needle in a haystack" properties that others may have overlooked.

Reuben's commitment to providing exceptional service is second to none. He takes the time to understand his client's needs and preferences and works tirelessly to ensure they are thoroughly delighted. His friendly and personable nature puts clients at ease, and his dedication to building long-lasting relationships goes beyond the transaction.

As a valuable member of the Fox Marin team, Reuben plays a critical role in helping the brokerage achieve its goals. His professionalism, work ethic, and attention to detail are highly praised by his colleagues, making him a trusted source of guidance and support for those he works with.

In addition to his impressive career in real estate, Reuben is an award-winning cellist who has performed in countless concerts across Ontario, Quebec, and the United States. His natural creative outlook and unwavering discipline honed from his musical background seamlessly translate into his work as a real estate Broker. Every interaction he has with clients showcases his exceptional skills, ensuring they receive a level of care and attention that is second to none. Overall, Reuben Labovitz is a consummate professional and a valuable asset to Fox Marin Associates.

Working With Fox Marin

OUR FM APPROACH



Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!

Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and long-term rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

FOX MARIN

Contact Us (We're Nice)

OFFICE

416 322 5000

TEXT

647 291 3894

GENERAL INQUIRIES, PRESS & MARKETING

hello@foxmarin.ca

DEAL ADMINISTRATION

deals@foxmarin.ca

ADDRESS

FOX MARIN ASSOCIATES LTD., BROKERAGE

489 COLLEGE STREET, SUITE 305
TORONTO, ONTARIO M6G 1A5