

512-138 ST HELENS AVENUE

The Plot Twist



FM

THE DETAILS

This Isn't What You Expected to Find Here

Some condos have personality. Others have functionality. Many have neither. But every once in a while, you are lucky enough to find one that has both. Welcome to Suite 512 at Enigma on the Park, an architectural anomaly tucked away in a quiet enclave of Toronto's west end.

Two bedrooms, both with windows. Two full baths. A split layout. The primary comes with its own ensuite, so no one's fighting over the bathroom in the morning. The second bedroom sits on the opposite side of the suite; great for a guest room, an office, a nursery, or whatever your life might need. And smack in between, a living room designed for living, with no need to complicate where you rest your head at night.

From the start, someone clearly thought things through. Engineered hardwood runs throughout, 9-foot ceilings do their thing with the light, and custom cabinetry at the entryway and bedroom means your stuff has a home instead of a pile by the door.

The kitchen truly is the showpiece. A custom island holds court over a true dining area (not a breakfast bar with ambitions). And the exposed brick wall? Character, warmth, and a backdrop that does half the decorating for you.

Now, let's address the elephant in the room. The balcony may not be a terrace, but it sure packs a punch. Coffee in the morning, a glass of wine at night. That's the whole plan, and it's a good one.

And for the unexpected: look out your window and the CN Tower practically hits you in the face. Not something you'd bet on this far west, but there it is, front and centre, like the city wanted to surprise you.

Here's the bit most people don't grasp: this building is boutique. That's not a marketing line; that's the real vibe. With only 86 suites, you'll know your neighbours' names, not just their dog's.

Feels less "downtown". More "downtown adjacent". You get the skyline. Someone else gets the sirens.

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BLOORDALE

Welcome to Toronto's West End

Welcome to Bloordale, a charming and vibrant pocket of Toronto's West End known for its leafy side streets, neighbourhood restaurants, cozy cafés, and a growing roster of craft breweries and cocktail bars; this quietly lively area promises a rich experience for both residents and their visitors alike.

Accessibility is effortless, making it easy for residents to explore the breadth of the neighbourhood and beyond. Lansdowne Station on Line 2 is just steps away, with the 47 Lansdowne and 402 Parkdale buses running right past the corner. Dundas St West and College St bring the 505 and 506 streetcars within easy reach, and Bloor GO Station and the UP Express are a short walk north, connecting residents directly to Union Station or Pearson International in minutes. With a new Bloor-Lansdowne GO station on the way, this corner of the city is only getting better connected.

The shining jewels are the neighbourhood's parks, including MacGregor Playground and McCormick Park, with Dufferin Grove Park a short stroll beyond. These green spaces are havens for nature lovers, families, and anyone looking to escape the city's hustle and bustle, offering splash pads, dog parks, ball diamonds, and a skating rink in the winter. They're also a hub for community life, hosting farmers' markets and neighbourhood gatherings that foster a genuine sense of connection among residents.

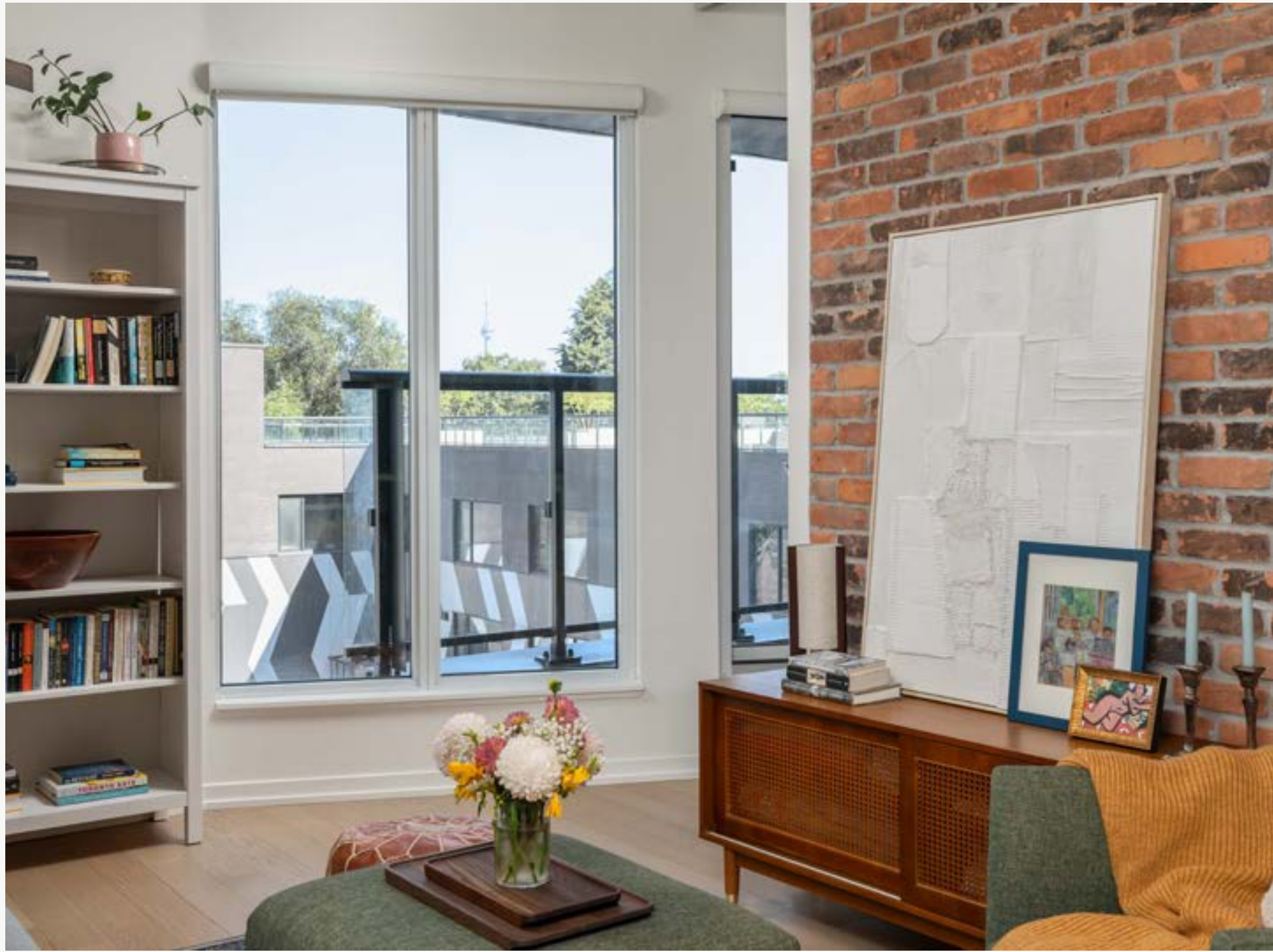
The neighbourhood's culinary scene is a quiet standout with an eclectic mix of restaurants and bars that punch well above their weight, including Bar Sugo, Good Fork and Balam, alongside beloved local breweries like Henderson & Steadfast. And for those chasing their next PB, Strong Gym is one of many fitness clubs right at your doorstep.

Cozy cafés round things out beautifully; grab a brunch table at Solkatt Cafe or the Daily Grind, or pick up fresh produce and Portuguese specialty goods at Tavora, just steps from the station. And when you're after more, the endless options of Roncesvalles Village, Bloor West, and the Junction are all within easy reach.

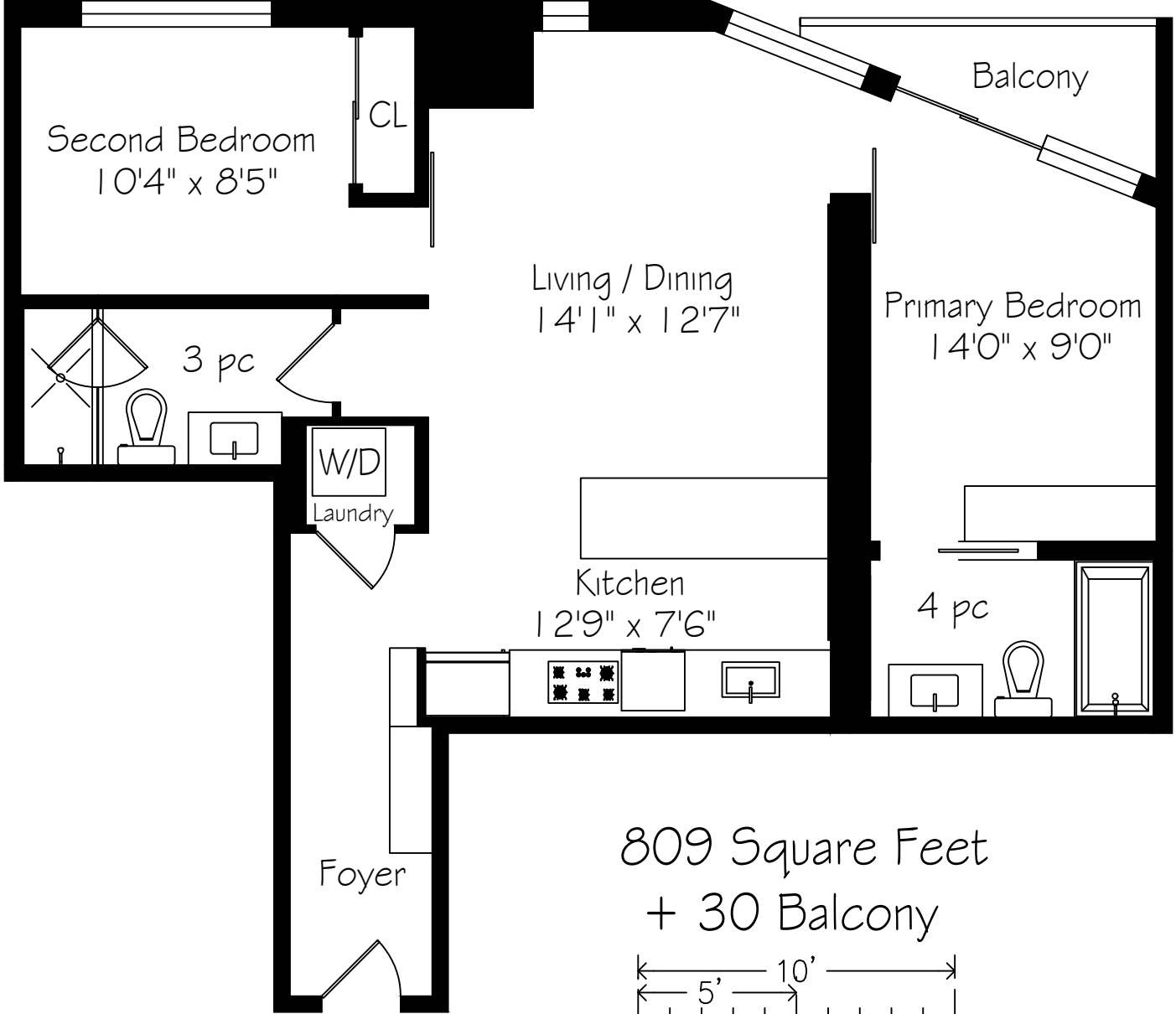
Bloordale stands out as a neighbourhood that offers not just a place to live, but a genuine community to be part of. Its excellent transit access, beloved green spaces, and unpretentious dining and drinking scene reflect Toronto's eclectic, unhurried west-end spirit, making it a wonderful place to call home.



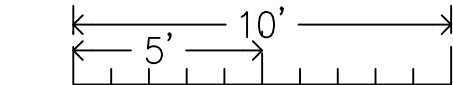




138 St Helens Avenue Suite 512



809 Square Feet
+ 30 Balcony



Measurements and Calculations are approximate
To be used as guidelines only

THE HARLOWE CONDOS

About The Property

THE ESSENTIALS

- Condo Apartment
- 809 Square Feet + Balcony
- 2 Bedrooms
- 2 Bathrooms
- East Exposure
- 1 Owned Parking (P1/64)

INCLUSIONS

- Built-In Fridge
- Built-In Freezer
- Built-In Dishwasher
- Stainless Steel Oven
- Stainless Steel Hood Fan
- Stainless Steel Microwave
- Clothing Washer & Dryer
- Existing Light Fixtures
- Existing Window Coverings
- Existing Bathroom Mirrors

CUSTOM UPGRADES

- Entry Closet & Pantry
- Kitchen Dining/Island
- Primary Bedroom Wardrobe

MONTHLY UTILITIES

- Maintenance Fees: \$823.15/Month
 - Includes natural gas
 - Owner is responsible for hydro, water & HVAC charges via PowerStream Energy Services
- Property Taxes: \$3,460.57 (2026)

ABOUT THE BUILDING

- Building Name: Enigma on the Park
- Address: 138 St Helens Avenue, Toronto ON, M6H 0B8
- Year Completed: 2020
- Number of Storeys: 7
- Number of Units: 86
- Developer: Aragon Properties
- Property Management: Icon Property Management (416) 539-0388

AMENITIES

- Gym
- Party Room
- Outdoor Terrace
- Communal BBQ's
- Visitor Parking

THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & BARS

- Acute Pizzeria
- Alma
- Balam
- Bar Neon
- Bluebird Bar
- Burdock Brewery
- Daily Grind
- Donna's
- Good Fork
- Grey Tiger
- Halo Brewery
- Henderson Brewery
- Kibo
- Le Baratin
- Pasta Forever
- Pinot Grouchino's
- Pho Linh
- Seoul Shakers
- SlowSouth Pizza
- Steadfast Brewing Company
- Sugo & Bar Sugo
- Terroni
- Thai Nyjom
- The Three Speed
- The Commoner
- Viaggio
- Wallflower
- Zia's Place

GROCERIES

- Affinity Fish
- A Lota Seafoods
- Broadfork
- No Frills
- Food Basics
- Tavora
- Walmart

COFFEE & BAKERIES

- Bakerbots Baking
- Blue Collar Bakery
- Brockton Haunt
- Brockton Village Bakery
- Coffee by Joy
- Cygnet Coffee
- Ethica Coffee Roasters
- Forno Cultura
- Martin Espresso Bar
- Paris Bakery
- Propeller Coffee Co.
- Solkatt Cafe
- Tommy's
- Wallace Espresso

PARKS & GREEN SPACE

- Columbus Parkette
- Dufferin Grove
- MacGregor Playground
- McCormick Park
- Sorauren Park

FITNESS & HEALTH

- Crewe Fitness Club
- Auxiliary Fitness Toronto West
- Fit District
- Fuel Training Club
- F45
- Strong
- Werkhaus Fitness
- United Boxing Club

WALKSCORE & TRANSIT

- 88 Walkscore
- 98 Transitscore
- 100 Bikescore

COMMUTE TO UNION STATION

- 17 Minutes by Car
- 28 Minutes by Bike
- 34 Minutes by Transit

TRANSIT LINES

- Lansdowne Subway Station - Line 2 (Bloor-Danforth Subway)
- Bloor UP/GO Station - UP & Kitchener GO Lines
- 47 Lansdowne
- 402 Parkdale
- 505 Dundas
- 506 Carlton

PUBLIC SCHOOLS

- Brock Public School (JK-8)
- Bloor Collegiate Institute (9-12)
- St Helen Catholic School (JK-8)

FRENCH SCHOOLS

- Dewson St Fr Public School (French, JK-6)
- École Secondaire Toronto Ouest (7-12)
- École secondaire catholique Saint-Frère-André (7-12)



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.



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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

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