

SARAH EBY

REAL ESTATE

809 - 46 WESTERN BATTERY RD

FEATURES

Downtown Living Without Sacrificing Space.

THE HOME

- Approx. 1,100 sq. ft. across 3 functional levels
- 2 bedrooms | 2 bathrooms
- Thoughtfully designed townhouse layout with separation of living and sleeping spaces
- Laminate flooring throughout main and second level
- Bright open-concept main floor ideal for entertaining and everyday living
- Low-maintenance turnkey lifestyle in the heart of Liberty Village

KITCHEN + LIVING

- Open-concept living and dining area
- Functional layout with excellent flow
- Ideal setup for hybrid work-from-home living
- Large windows bringing in natural light
- Seamless indoor/outdoor lifestyle

BEDROOMS + BATHROOMS

- Spacious primary bedroom retreat
- Second bedroom with built-in Murphy bed for ultimate flexibility
- Perfect as guest room, home office, nursery, or multi-purpose space
- 2 full bathrooms for added convenience

UPPER LEVEL BATHROOM (2025 Renovation):

- Spa-inspired design with modern finishes
- Elysian Travertini floor tiles
- Shower backsplash featuring fluted Otta detail
- Beautiful soaker tub for a true retreat experience

SARAH EBY

REAL ESTATE

809 - 46 WESTERN BATTERY RD

FEATURES

ROOFTOP TERRACE

- Private rooftop patio
- East-facing skyline views
- CN Tower sightline
- Rare outdoor living space in the downtown core
- Perfect for entertaining, summer evenings, BBQs, or morning coffee

ADDITIONAL FEATURES

- Underground parking included
- Locker included
- Ensuite laundry
- Central air conditioning
- Excellent storage throughout
- Move-in ready condition

LIFESTYLE + LOCATION

- Located in the heart of Liberty Village
- Steps to cafés, restaurants, fitness studios, and shops
- Walking distance to King West
- Close to Metro grocery store
- Easy access to transit and major commuter routes
- Near parks, trails, waterfront, and green space
- Vibrant community known for walkability and urban convenience

PERFECT FOR

- Condo upgraders seeking more space without leaving the core
- Young professionals and couples
- Hybrid/work-from-home lifestyles
- Buyers who want downtown energy with the feel of a true home

