



Royal LePage Wolle Realty  
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Once in a rare while you get an opportunity to get a CORNER UNIT with BREATHTAKING VIEWS of the Kitchener skyline at one of Kitchener-Waterloo's most iconic condo address at 60 Charles Street, better known as "Charlie West" This 2 bedroom, 2 bathroom unit sits high atop the 24th floor. Unit 2405 offers an impressive floor plan with FLOOR TO CEILING WINDOWS in the main living area giving you 255-degree views of the Kitchener skyline & Victoria Park as your backdrop. The stylish kitchen features white cabinetry with sleek quartz countertops and stainless appliances overlooking the main living area. The OPEN CONCEPT LIVING/DINING ROOM sets the stage for moonlit nights and sunlit mornings. Step onto the WRAP AROUND BALCONY which gives you immaculate views abound. The primary suite offers an abundance of natural light from large windows, a walk-in closet and its own 3pc ensuite bathroom with walk-in shower. An additional bedroom, 4pc bathroom and IN-SUITE LAUNDRY closet completes the functionality of this floor. This unit comes equipped with one UNDERGROUND PARKING spot and an EXCLUSIVE LOCKER space. With a flurry of State-of-the-art amenities which include a 7th floor outdoor terrace with BBQ's, a fitness center, yoga studio, a pet spa on the 6th floor with an amenity room & kitchen, not to mention a second BBQ Terrace. Close proximity to the tech hub, the Innovation District, UW School of Pharmacy, McMaster School of Medicine and the LRT at your doorstep. The ideal location for your next investment opportunity or the perfect condo near where it all happens.

## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



ROYAL LePAGE  
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# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to  
60 CHARLES ST. W., UNIT 2405  
KITCHENER, ON N2G 1Y6

2 Bedroom | 2 Bathroom | 862.20 SqFt

Built in 2021 | \$4,029.28/2025

Condo Fees - \$695.54

Building Maintenance, Common Elements, Heat, High Speed Internet, Snow Removal,  
Water

[www.60charlesunit2405.ca](http://www.60charlesunit2405.ca)

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## IMPRESSIVE FEATURES

- Built by Momentum, the renowned local builder behind many of Kitchener-Waterloo's most iconic condos.
- Stunning corner unit with floor-to-ceiling windows and abundant natural light.
- Private southwest-facing balcony with breathtaking sunset views.
- Panoramic vistas of Downtown Kitchener and Victoria Park.
- Modern quartz countertops throughout for style and durability.
- Stainless steel kitchen appliance suite (2021).
- Spacious primary suite with walk-in closet and private 3-piece ensuite.
- In-suite laundry with modern washer and dryer.
- Secure building access for peace of mind.
- Prime location near HWY 8, the 401, public transit, Downtown Kitchener, Innovation District, UW School of Pharmacy, and McMaster School of Medicine.
- Building amenities include a fitness centre, yoga studio, rooftop terrace with BBQs and catering kitchen, pet run and washing stations, social lounge/party room, guest suites, and secure underground parking.

## FLOOR PLAN



## SCHOOLS

Post Secondary - University of Waterloo & Laurier University		
Waterloo Region District School Board		
JK-6	King Edward P.S.	BUSED
7-8	Courtland Avenue P.S.	NOT BUSED
9-12	Kitchener-Waterloo C.I.	NOT BUSED
Waterloo Catholic District School Board		
JK-8	St. John	BUSED
9-12	Resurrection Catholic Secondary School	BUSED