

Small Toronto Condo Furniture Quick Guide (2026)

A one-page cheat sheet from Modern Sense Furniture. Print and stick on the fridge before you go shopping.

Measure twice, buy once

- Sketch your room on graph paper before shopping.
- Get elevator and front door dimensions in writing from the property manager.
- Mark door swings, radiators, outlets, and HVAC vents on your sketch.

The 60% rule

- Sofa = 60% of the wall it sits against, max.
- 72 to 80 inches is the sweet spot for most Toronto one-bedrooms.
- Slim arms always beat chunky arms in small spaces.

Multi-functional must-haves

- Storage ottoman (replaces side table + storage).
- Lift-top coffee table (doubles as a desk).
- Bed frame with drawers (replaces a dresser).
- Drop-leaf console dining table.

Visual tricks that work

- Furniture with visible legs reads lighter.
- Light textured upholstery (boucle, linen) disappears into walls.
- One large mirror opposite a window > 6 small ones.
- Layered lighting beats one ceiling light every time.

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