

TOP RENTER- FRIENDLY NEIGHBOURHOODS IN KINGSTON



INTRODUCTION



For students, workers, families, and anyone who wants more than just four walls.

Kingston has diverse neighbourhoods, and the best one for you depends on your lifestyle. Some areas feel close-knit and quiet, others are full of energy.

We've rounded up seven renter-friendly areas in Kingston so you can find the one that fits your life.



01

University District (Sydenham / Queen's area)

This is Kingston's most high-demand rental neighbourhood and no surprise why. It's packed with students and young professionals who want to live steps from work, school, and entertainment hubs. Most rentals are walk-ups, split houses, or heritage homes chopped into multi-units. Rent is steep, but the lifestyle offers complete convenience.

Expect to pay around \$1900 for a two-bed apartment, depending on how close you are to Queen's or KGH. The streets can get loud during the school area, but in exchange, you get access to the best cafes and restaurants and enjoy waterfront views.

Highlights:

- Who it's for: Students, hospital staff, early-career professionals
- Why it stands out: 10-minute walk to just about everything, including school, hospitals, downtown bars, and Lake Ontario
- Bonus: Sunday mornings at Memorial Centre Farmers' Market, 5 minutes up the road



02

Cataraqui North

Newer developments, quieter streets, and all the practical stuff nearby, Cataraqui North is what many people picture when they think of a “grown-up” Kingston rental. The area offers more space and newer builds than downtown. Most rentals are basement apartments, stacked townhomes, or condos owned by individual landlords.

Rent for a 1-bedroom here starts around \$1,700, depending on the age and layout. Families are moving in steadily, thanks to nearby schools, walking trails, and easy access to the RioCan Centre for shopping. You’ll need a car here, but parking is rarely a problem.

Highlights:

- Who it’s for: Families, working couples, or newcomers who want quiet and clean
- Why it stands out: You get newer rentals without the downtown prices or the party noise
- Bonus: Grab shawarma at Gino’s or your weekly haul at Farm Boy, both minutes away



03

Williamsville

Williamsville sits just northwest of the downtown core, and it's becoming one of Kingston's most underrated rental zones. It still has that old-Kingston feel complete with red brick townhomes and corner stores, but also some great low and mid-rise apartments and condos.

A two-bedroom here typically starts at \$2,000. Most renters here like being close to Princess Street without paying downtown rates.

Highlights:

- Who it's for: Young professionals, long-term renters, and families that want space near the core
- Why it stands out: Walk to groceries, schools, and cafés without the downtown rush
- Bonus: A growing restaurant scene, with popular stops like Tommy's and Juniper Café nearby



04

Portsmouth Village

If you're looking for a neighbourhood with a small town feel and beautiful lakeside views, Portsmouth Village has got you covered. Many houses here date back to the 1800s but you'll also find low-rise apartments and basement suites near St. Lawrence College.

You'll have a tough time finding rentals here, but they are worth the wait. Two-bed rentals start around \$2,000, more if you're looking for a new build.

Highlights:

- Who it's for: College students, retirees, or renters who want charm and calm
- Why it stands out: Near the water, near the college, and full of Kingston's oldest architecture
- Bonus: Picnic at Portsmouth Olympic Harbour or bike to Lake Ontario Park in 10 minutes



05

Polson Park

Polson Park sits south of Bath Road and feels tucked away without being far. Rentals here lean suburban: bungalows split into units, older low-rise apartments, and basement suites with driveways. It's not trendy or flashy, but it feels homey.

A one-bedroom starts at \$1,600, and you'll find steady availability throughout the year. Transit is easy, and you're only a few minutes from downtown, west-end shopping, and several schools.

Highlights:

- Who it's for: Renters who want affordability, space, and no surprises
- Why it stands out: Quiet streets, big backyards, and actual neighbourhood feel
- Bonus: Walk to Polson Park Public School, or take a short drive to Memorial Centre and the YGK Airport



06

Little Cataraqui Creek Area

This isn't an official neighbourhood, but locals know the area by its landmark, which is Little Cat Creek Conservation Area. It sits near the border of Kingston's urban edge and offers a rare mix - access to nature trails and new rental stock. Townhomes and stacked units are most common.

Expect to pay around \$1,800 for a 2-bedroom, especially if it's newer. What sets this area apart is how close it feels to wilderness without sacrificing grocery stores, schools, or Highway 401.

Highlights:

- Who it's for: Families, pet owners, or anyone who wants peace and trees
- Why it stands out: Steps from trails, nature views, and quiet pockets of newer development
- Bonus: You can kayak, hike, and still grab a Costco run on the same day



Honourable Mention: Amherstview

Technically part of Loyalist Township, Amherstview deserves a mention. It's where a lot of Kingston-area families and retirees go for more space, newer homes, and a slower pace.

There's a solid rental market here, especially with the growth along Taylor Kidd Blvd. You're looking at \$1,800 for most 2-bedrooms, with townhomes, low-rises, and walk-ups being the most common. Driving into the city takes roughly 25 minutes, but it's an easy tradeoff for a larger space and quietness.

Highlights:

- Who it's for: Families, mid-career renters, and anyone who doesn't mind a drive
- Why it stands out: Suburban living without the sprawl, everything you need, nothing that's too much
- Bonus: Lakeside Park, good coffee at AJs, and fast access to both Kingston and Napanee

Looking to rent in Kingston or Amherstview? Fill out [this form](#) to see what's available and schedule a tour.