



ROYAL LEPAGE ESTATE REALTY, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C12693846

280 Simcoe Street Ph3, Toronto, ON M5T 2Y5

Kensington-Chinatown, Toronto · M5T 2Y5

C\$ 1,349,900

3	2	1,500	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Features: Bright south-west facing windows with unobstructed views, providing lots of natural light and privacy. Wood-burning fireplace in the main living area. High ceilings on the penthouse level with potential for further height increase. Spacious den with glass sliding door, perfect for an office or potential 3rd bedroom. Renovated kitchen, washroom, and ensuite with modern finishes. Private underground parking. Rooftop patio with stunning city views. Well-maintained, luxury building with excellent 24-hour security. Convenient location near hospitals, parks, universities, and transit. Utilities and cable included in condo fees, offering great value. Unit is tenanted on a 1+1 year lease term commencing September 1st 2026.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

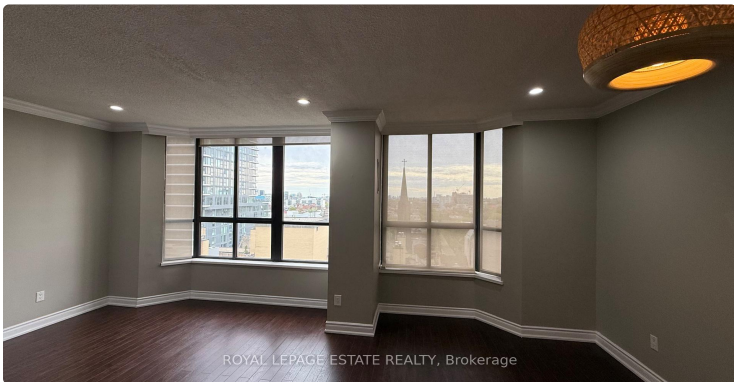
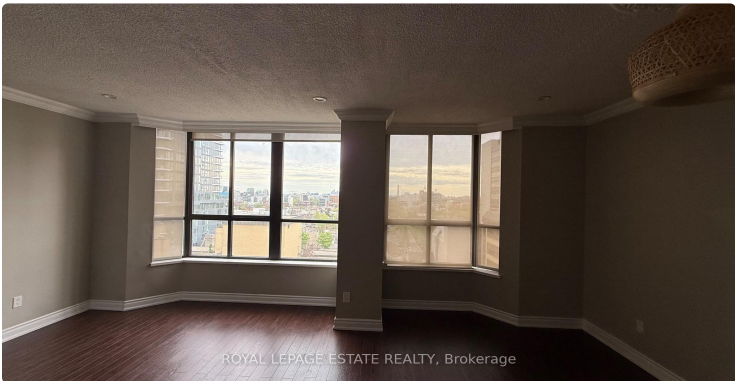
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,570
POSTAL CODE	M5T 2Y5
NEIGHBOURHOOD	Kensington-Chinatown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Fireplace, West View
Dining Room	Flat	—	West View, Open Concept
Kitchen	Flat	—	Galley Kitchen, Pantry
Foyer	Flat	—	Tile Floor, Double Closet
Primary Bedroom	Flat	—	West View, Ensuite Bath, Walk-In Closet(s)
Bedroom 2	Flat	—	West View, Double Closet
Den	Flat	—	Sliding Doors, Glass Doors

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.