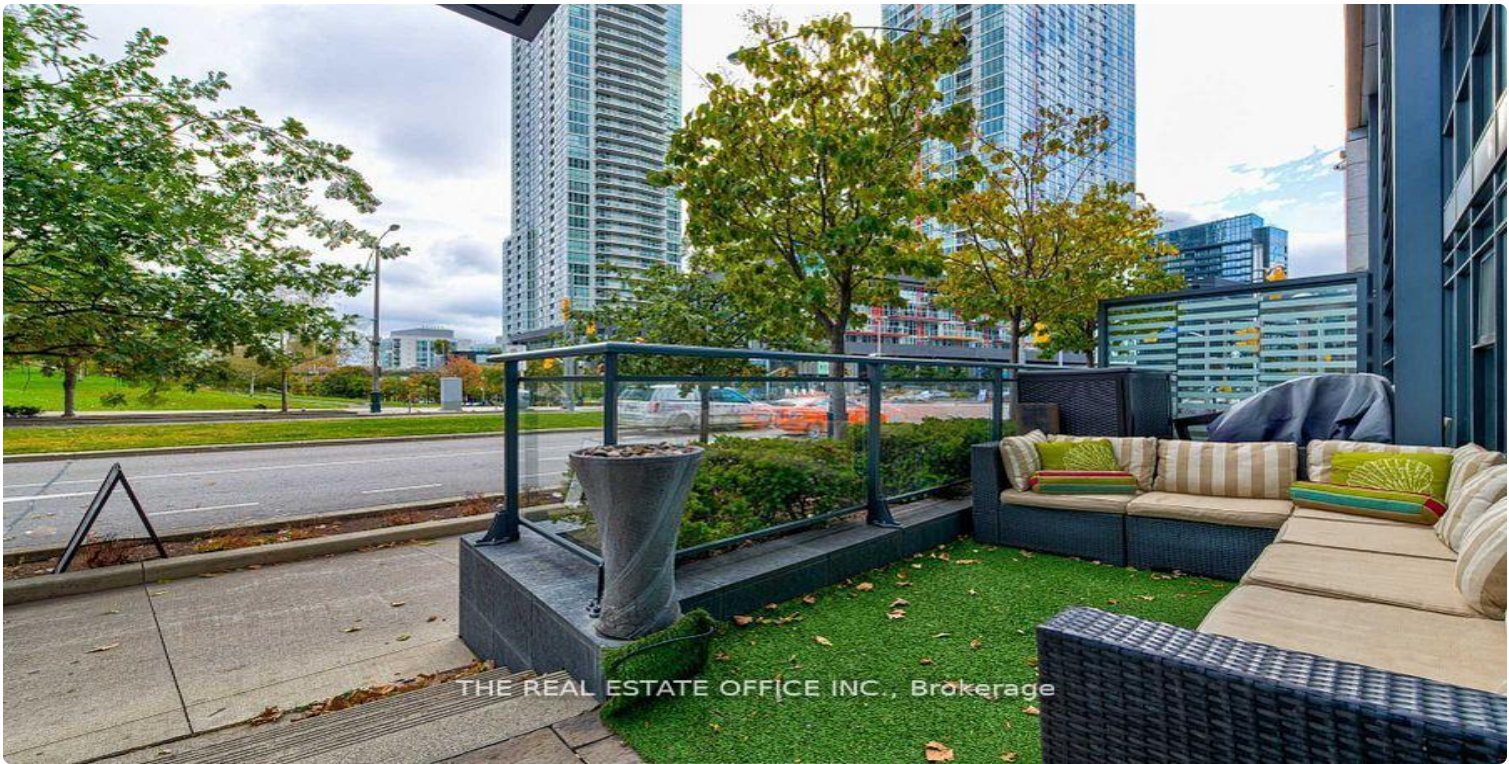




FOR SALE

CONDO TOWNHOUSE

MLS# C13451404

112 Fort York Boulevard G09, Toronto, ON M5V 4A7

Waterfront Communities C1, Toronto · M5V 4A7

C\$ 1,490,000

3	3	1,700	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Amazing Investment Opportunity! Beautiful, Spacious & Bright & Functional Layout With South Facing Park View Unique 'Live-Work' Condo Townhome Offers 12' Ceillings With Floor To Ceiling Windows & Open Concept Kitchen And Full-Sized Appliance With An Amazing Storefront Located In Downtown Toronto Waterfront Community! Come See This 3 Bedroom With 3 Full-Sized Bathroom Measuring 1650 Sqft With Laminate Flooring, Two Separate Entrances, Large Terrace + Top Of The Line Amenities! Directly Across From 8 Acre Park, Elementary Schools, Community Center And Steps To Flagship Loblaws, LCBO, Shoppers Drug Mart, TTC, Waterfront, CN Tower, Union Station, Financial & Entertainment District, King West, Shops, Restaurants, Groceries, Billy Bishop Airport, And Much More!!*Zoned For Commercial & Residentia.Perfect for Family and Investment* **EXTRAS** B/I Fridge, Stainless Steel Stove, B/I Dishwasher, Washer & Dryer, B/I Microwave, Mirror Closet. Parking And Locker Included.

FEATURES

- ✓ Garage
- ✓ Arts Centre
- ✓ Lake/Pond
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Clear View

PROPERTY DETAILS

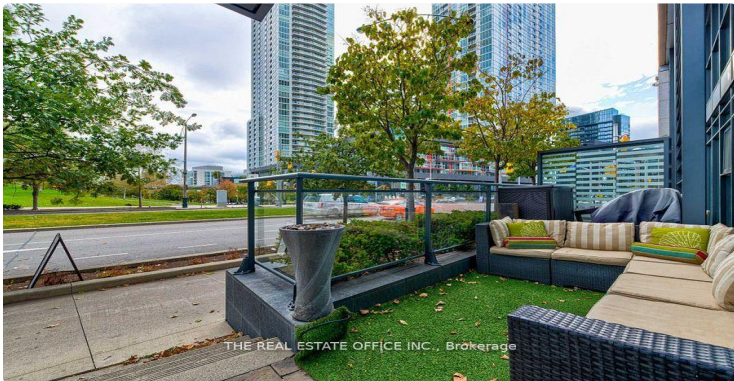
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
ANNUAL TAX	\$6,322
POSTAL CODE	M5V 4A7
NEIGHBOURHOOD	Waterfront Communities C1

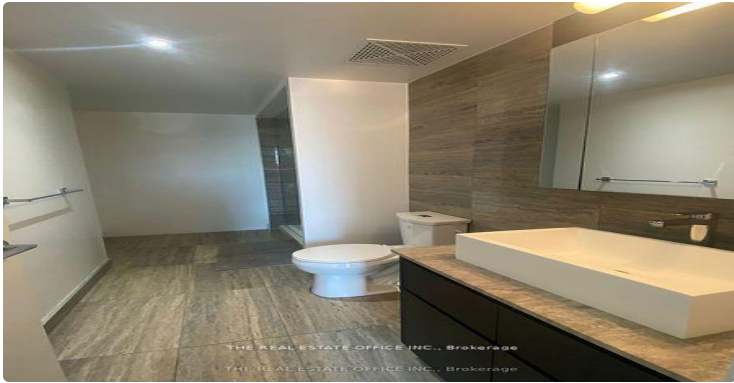
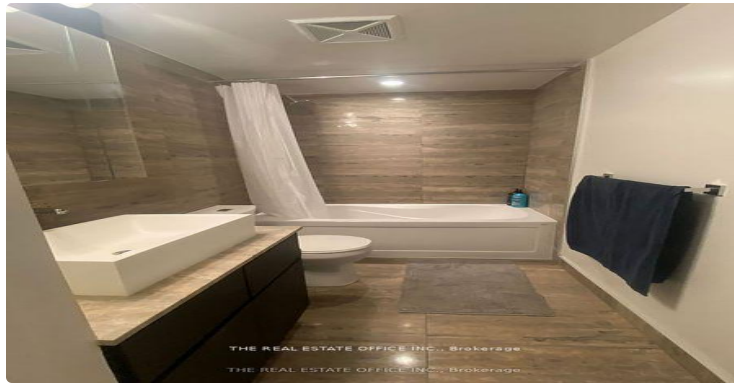
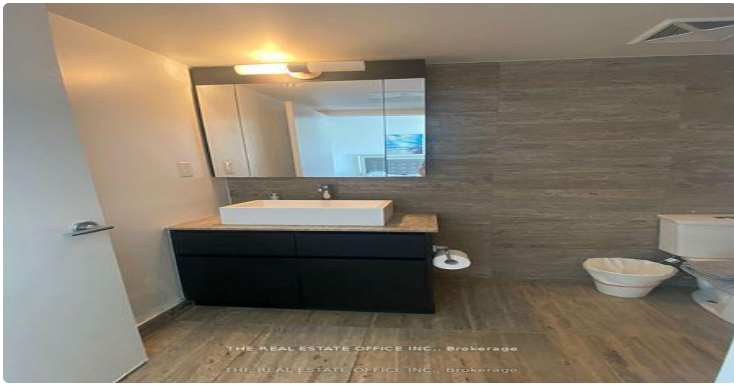
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Bathroom	Main	—	3 Pc Bath
Bedroom 2	Main	13.20 x 6.20	—
Bedroom 3	Main	13.20 x 6.00	—
Kitchen	Main	13.30 x 10.00	—
Office	Ground	13.80 x 6.60	—
112 Fort York Boulevard G09, Toronto, ON M5V 4A7			THE REAL ESTATE OFFICE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Ground	10.20 x 6.00	—
Living Room	Second	16.50 x 13.40	—
Bathroom	Second	—	4 Pc Bath
Laundry	Second	—	—
Primary Bedroom	Second	15.40 x 12.20	—
Bathroom	Second	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

THE REAL ESTATE OFFICE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.