



FOR SALE

CONDO APARTMENT

MLS# C13496828

30 Roehampton Avenue 806, Toronto, ON M4P 0B9

Mount Pleasant West, Toronto · M4P 0B9

C\$ 560,000

1	1	650	0	6-10	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Midtown living with a little extra breathing room. Set on the quiet north side of the building, this bright and well-kept one-bedroom plus substantial den offers a smart layout, peaceful green roof views, and the kind of everyday convenience that makes Midtown Toronto so easy to love. The den gives you real flexibility ideal for a home office, guest space, reading nook, or extra storage zone making this a great fit for first-time buyers who want room to grow or investors looking for a strong, practical condo in a highly connected location. Step outside and you are surrounded by everything Midtown is known for: great restaurants, coffee shops, shopping, everyday services, TTC access, and the Crosstown LRT corridor. Whether you are commuting, grabbing dinner, meeting friends, or enjoying a weekend walk through the neighbourhood, this location keeps life simple. The building also offers an impressive two-level amenity space, giving residents more room to relax, gather, work out, or unwind without leaving home. A locker is included for extra storage always a valuable bonus in condo living. Currently tenant-occupied by the same clean and tidy tenant for four years, the unit has been well cared for and professionally managed by DASH Property Management. The tenant is willing to stay, making this an especially appealing option for investors seeking a smooth transition. Quiet side of the building. Green roof outlook. Flexible den. Midtown convenience. Strong investment potential. A smart condo in the heart of it all. Photos from LA former listing one floor above, same floor plan.

PROPERTY DETAILS

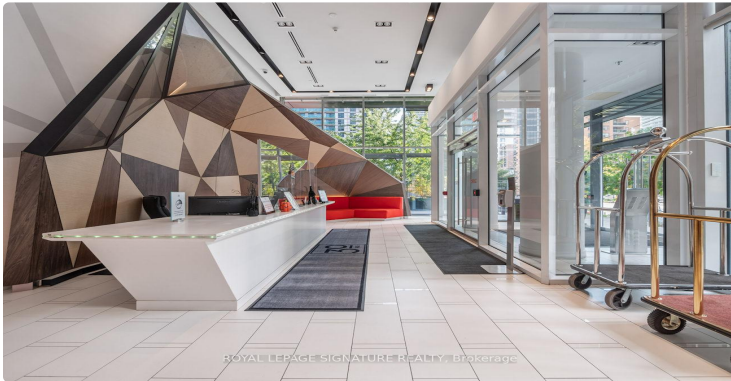
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	600-699 sqft
ANNUAL TAX	\$3,122
POSTAL CODE	M4P 0B9
NEIGHBOURHOOD	Mount Pleasant West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Combined w/Dining, W/O To Balcony
Dining Room	Flat	—	Laminate, Open Concept, Combined w/Living
Kitchen	Flat	—	Laminate, Granite Counters, Stainless Steel App

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Laminate, Large Closet, North View
Den	Flat	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE 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.