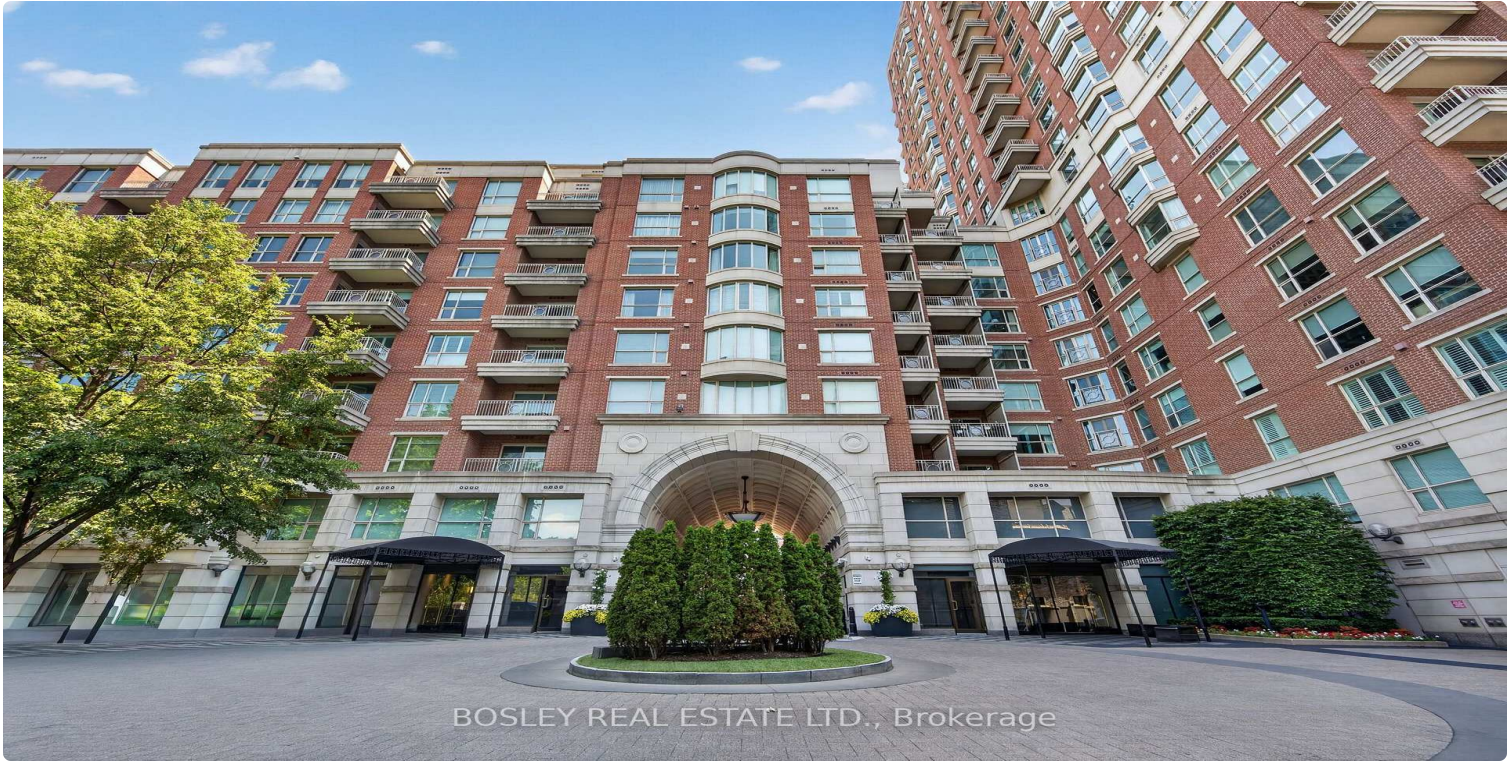




FOR SALE

COMMON ELEMENT CONDO

MLS# C13558320

38 Avenue Road 1403, Toronto, ON M5R 2G2

Annex, Toronto · M5R 2G2

C\$ 2,480,000

2	3	1,900	1	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some homes offer luxury. This one offers peace of mind. Welcome to Suite 1403 at 38 Avenue Road, where every detail has been designed to make life feel effortless. Behind the private direct elevator entrance is an elegant corner residence that offers the rare combination of generous proportions, refined finishes, and exceptional service. Two beautifully appointed bedrooms-each easily accommodating a king-sized bed and each with its own ensuite-provide comfort and privacy, while the expansive living and dining rooms are equally suited to intimate evenings or entertaining on a grander scale. Wrapped in windows, the bright eat-in kitchen is a welcoming place to begin the day, while the private balcony offers a quiet moment above one of Toronto's most coveted neighbourhoods. Life at 38 Avenue Road extends well beyond the walls of your suite. Valet parking, attentive concierge service, and impeccable building management create an experience that feels more like a five-star hotel than a condominium. It's the kind of place where everything is taken care of, leaving you free to simply enjoy the best of Yorkville. Just outside your door, Toronto's finest boutiques, acclaimed restaurants, cafés, galleries, and cultural destinations await. Sophisticated, effortless, and timeless-this is luxury living exactly as it should be.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Common Element Condo
AGE	16-30 years
AREA RANGE	1800-1999 sqft
PARKING	1 spaces
ANNUAL TAX	\$12,592
POSTAL CODE	M5R 2G2
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

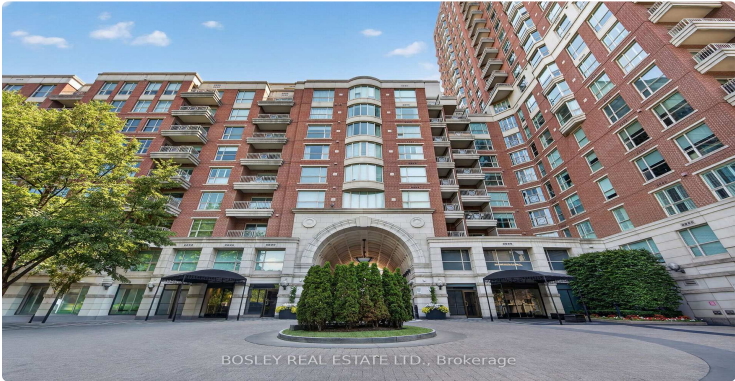
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Slate Flooring, Elevator, Closet
Living Room	Main	—	Hardwood Floor, Fireplace, W/O To Balcony
Dining Room	Main	—	Hardwood Floor, Combined w/Dining, Wainscoting

38 Avenue Road 1403, Toronto, ON M5R 2G2

BOSLEY REAL ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Hardwood Floor, Eat-in Kitchen, Stainless Steel Appl
Bedroom	Main	—	4 Pc Ensuite, W/W Closet
Bedroom 2	Main	—	3 Pc Ensuite, Large Closet

GALLERY





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LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.