



THE KEY MARKET INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13580982

45 Charles Street E 511, Toronto, ON M4Y 0B8

Church-Yonge Corridor, Toronto · M4Y 0B8

C\$ 1,148,000

4	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an exceptional opportunity at The Chaz- a rarely offered, expansive 3-bedroom + den corner suite that seamlessly blends luxury, space, and location. Spanning approximately 1253 with an intelligently designed layout, this bright southeast-facing unit boasts large 9 floor-to-ceiling windows that flood the living spaces with natural light throughout the day while overlooking the serene courtyard, offering a peaceful retreat in the heart of downtown. Recently refreshed and meticulously maintained by its original owner, the suite features newly upgraded flooring, fresh paint, & a large foyer with a versatile den space. The open-concept living & dining area is perfect for entertaining, leading into a modern chefs kitchen complete with a luxurious built-in paneled double-door fridge, stainless steel built-in appliances, quartz countertops, and an oversized island with breakfast bar w/ chic pot lighting. The oversized great room offers a flexible space ideal for gatherings or relaxing after a busy day. Retreat to the expansive primary bedroom featuring three double closets, an unobstructed south-facing view, and a spa-inspired custom 4-piece ensuite bathrm. The two additional bedrms are equally generous in size, each w/ large windows and ample closet space- an extremely rare find in a downtown condo. Enjoy a quiet living experience in a rare spacious condo, away from elevators and garbage chutes, offering the comforts of a house with the ease of condo living. This suite also comes with a premium locker & parking conveniently located on P2. Residents have exclusive access to first-class amenities including the private Chaz Club on the 36/37 floors with panoramic city & lake views, a fully equipped gym, billiards rm, theatre, party rm, pet spa, BBQ courtyard, and 3 luxurious guest suites. All of this in a AAA location- just steps to TTC subway, Yorkville's upscale boutiques, world-class dining, U of T, TMU & everything the vibrant Yonge-Bloor corridor has to offer!

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ Park
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Hospital
- ✓ Place Of Worship

PROPERTY DETAILS

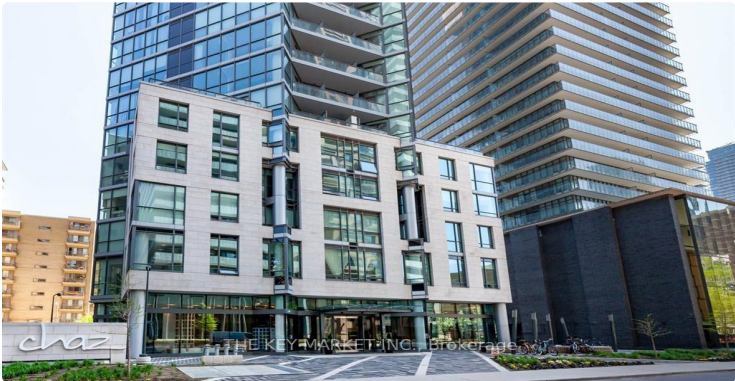
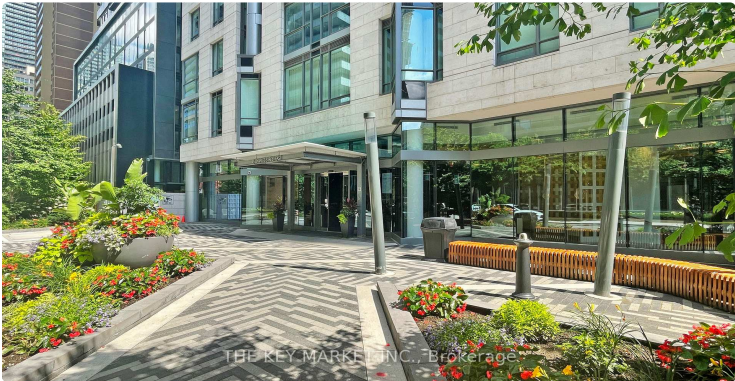
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,343
POSTAL CODE	M4Y 0B8
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Fiat	—	Window Floor to Ceiling, W/O To Balcony, Sliding Doors

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Open Concept, Combined w/Living, Overlooks Garden
Kitchen	Flat	—	B/I Appliances, Panelled, Quartz Counter
Den	Flat	—	Open Concept, Vinyl Floor
Primary Bedroom	Flat	—	His and Hers Closets, 4 Pc Ensuite, Large Window
Bedroom 2	Flat	—	Large Window, Large Closet
Bedroom 3	Flat	—	Large Window, Large Closet
Bathroom	Flat	—	4 Pc Ensuite, Tile Floor
Bathroom	Flat	—	4 Pc Bath, Tile Floor
Foyer	Flat	—	Open Concept, Overlooks Living, Separate Room

GALLERY





LISTING AGENT

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THE KEY MARKET INC.

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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.