



FOR SALE

CONDO APARTMENT

MLS# C13660842

35 Balmuto Street 501, Toronto, ON M4Y 0A3

Bay Street Corridor, Toronto · M4Y 0A3

C\$ 619,000

1	1	750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Yonge & Bloor location in the heart of Yorkville! Spacious 730 sq. ft. 1-bedroom corner suite, larger than many 1+den units. Bright open-concept living/dining area with excellent space for working from home. South- and west-facing windows overlook the rooftop garden at Manulife Centre with beautiful blue-sky views. New washer/dryer (2023), new vinyl flooring in bedroom, no carpet, and new blackout curtains. Very quiet unit and hallway. Only one neighbouring unit shares the kitchen wall; Convenient grocery store at Manulife Centre just across the street. Walking Score 100-steps to U of T, subway, Yorkville, prestigious shopping, restaurants and all amenities. One locker included. Two elevators exclusively serving the front 9 Garden Suites, plus an additional hallway security lock for enhanced privacy and security.

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
ANNUAL TAX	\$3,566
POSTAL CODE	M4Y 0A3
NEIGHBOURHOOD	Bay Street Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.10 x 4.18	Hardwood Floor, Combined w/Dining, Window
Dining Room	Ground	5.10 x 4.18	Hardwood Floor, Combined w/Living, Window
Kitchen	Ground	3.23 x 2.47	Granite Counters, Stainless Steel Appl, Open Concept
Primary Bedroom	Ground	3.93 x 3.35	Walk-In Closet(s), Broadloom, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.