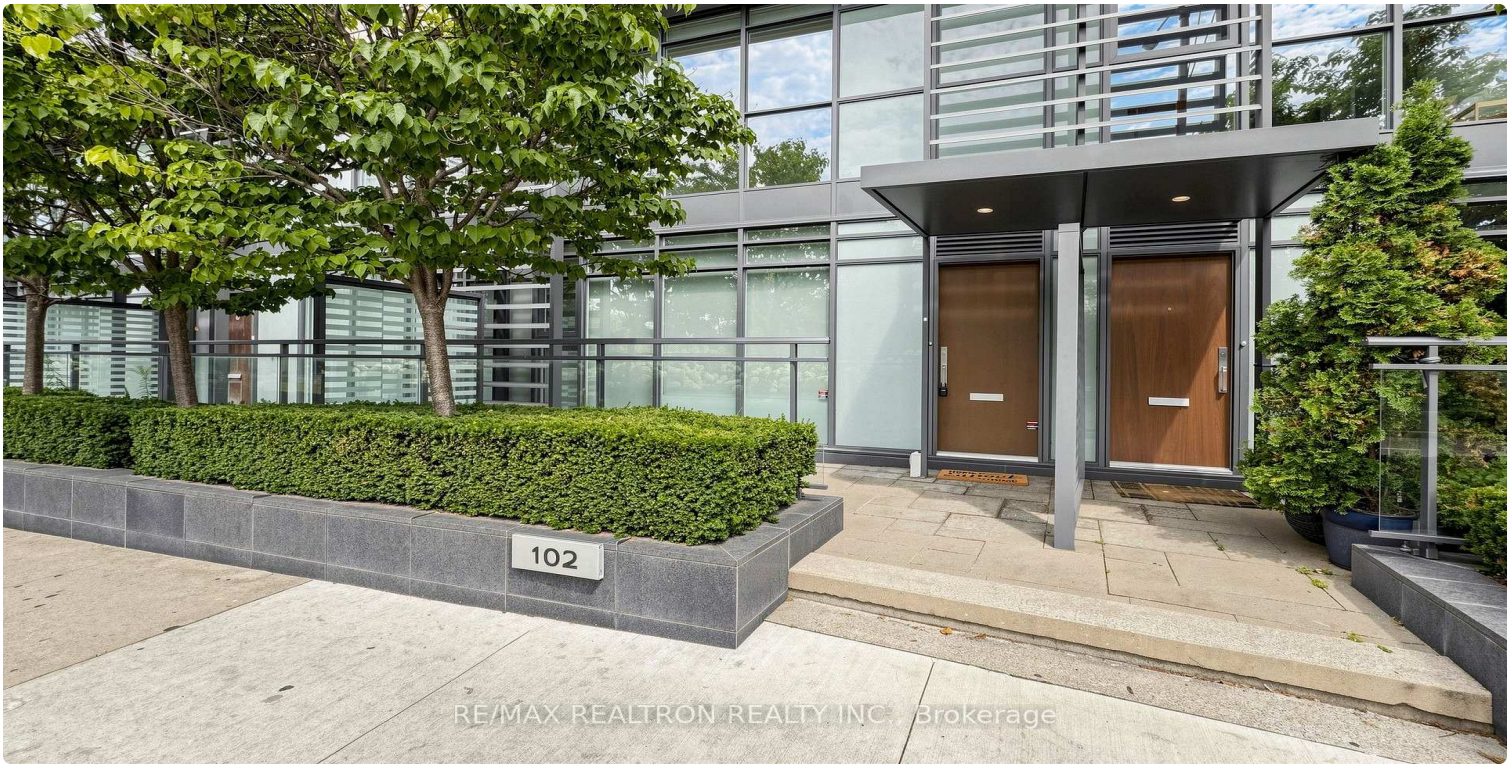




FOR SALE

CONDO TOWNHOUSE

MLS# C13663690

102 Fort York Boulevard, Toronto, ON M5V 3Z3

Waterfront Communities C1, Toronto · M5V 3Z3

C\$ 1,249,000

2	3	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered Live/Work condo townhome in one of Downtown Toronto's most vibrant communities! This bright, south facing residence offers a unique combination of stylish urban living and flexible professional/work space, complete with soaring 12-ft ceilings, direct street access and an exclusive private patio overlooking lush greenery. The main level features an impressive open-concept layout filled with natural light from expansive floor-to-ceiling windows. A sleek modern kitchen showcases extensive built-in cabinetry, integrated appliances, contemporary finishes and a large peninsula with breakfast seating, flowing seamlessly into the living and dining areas. Step outside to your approximately 75 sq. ft. private patio with glass railings, mature trees and garden surroundings - an exceptional feature in the heart of downtown. Upstairs, the versatile family room provides additional living or workspace alongside 2 bedrooms, including a spacious primary bedroom with a walk-in closet and private ensuite. 3 beautifully finished bathrooms feature extensive stone-style tilework and modern fixtures. The upper level also offers convenient laundry and a separate interior entrance providing direct access to the building, refuse room, underground parking and locker. Positioned directly on Fort York Blvd., this roadside corner unit enjoys excellent exposure and offers a broad range of potential institutional and professional uses while remaining an outstanding residential home. Includes 1 underground parking space and 1 locker, plus access to the condominium's extensive amenities including gym and pool. All of this in an unbeatable location overlooking an 8-acre park and playground, steps to Canoe Landing, restaurants, shops, transit and the waterfront, with Lake Ontario just a short walk away. A truly unique Live/Work opportunity in the heart of Downtown Toronto!

FEATURES

✔ Garage

PROPERTY DETAILS

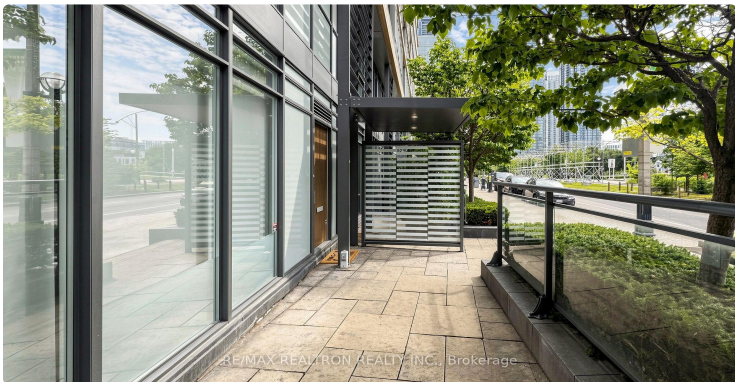
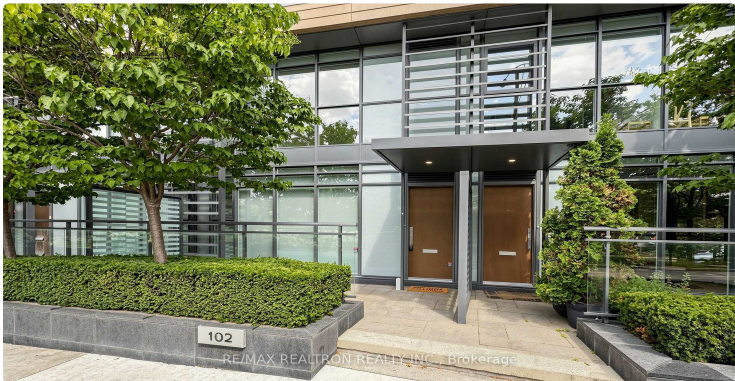
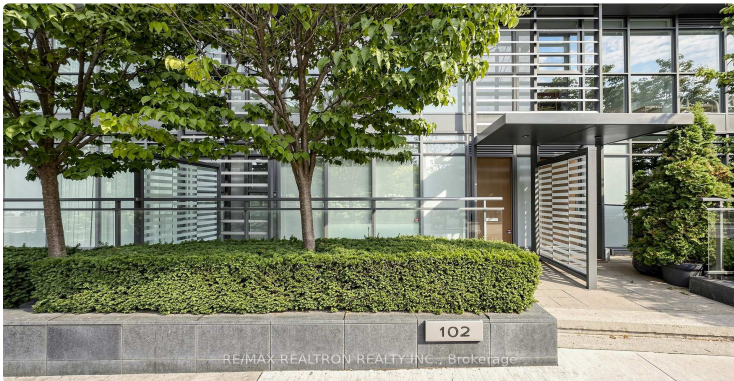
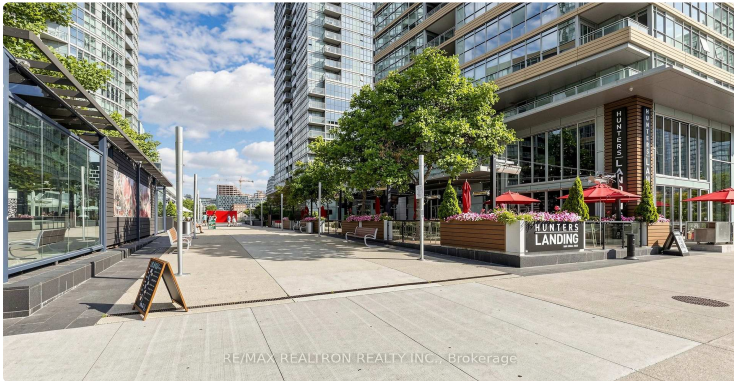
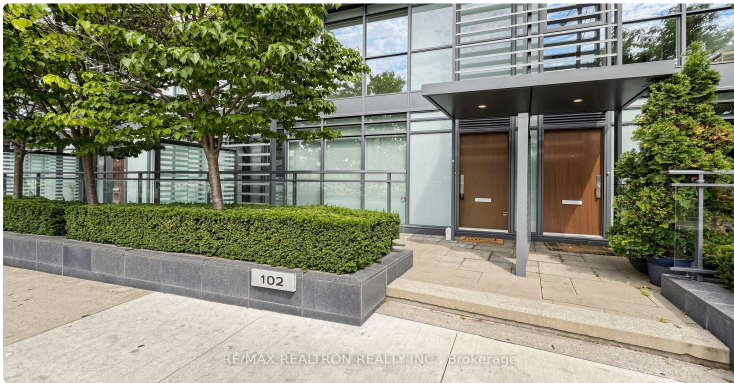
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,087
POSTAL CODE	M5V 3Z3
NEIGHBOURHOOD	Waterfront Communities C1

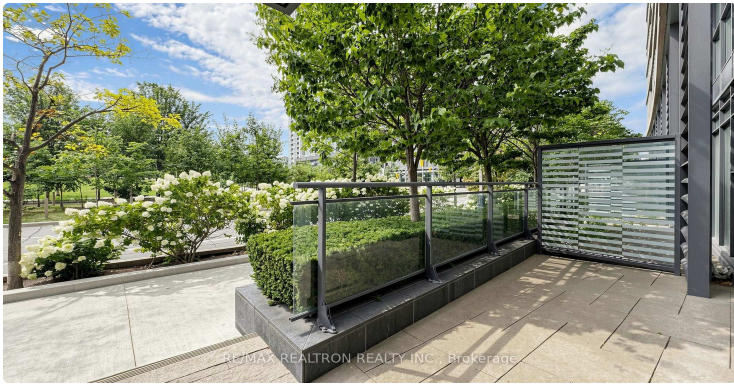
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.72 x 3.00	W/O To Patio, Overlooks Park

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.72 x 3.00	Combined w/Kitchen, Pantry, Overlooks Park
Kitchen	Main	3.04 x 3.00	Combined w/Dining, B/I Appliances, Stainless Steel Appl
Bedroom 2	Main	3.30 x 3.20	Sliding Doors, Overlooks Living, Overlooks Dining
Primary Bedroom	Second	3.70 x 3.60	Ensuite Bath, Walk-In Closet(s), Overlooks Park
Family Room	Second	4.08 x 3.30	Large Closet, 4 Pc Bath, Mirrored Closet

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.