



FOR SALE

CONDO APARTMENT

MLS# C13686632

38 Avenue Road 700, Toronto, ON M5R 2G2

Annex, Toronto · M5R 2G2

C\$ 4,880,000

3	4	3,125	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Join the residents of The Prince Arthur, nestled between Yorkville and The Annex, and experience the luxury of privacy with an attentive Concierge, valet parking and the delivery of packages to your suite in one of Toronto's most sought after locations. Enjoy the space (approx. 3,115 sq ft) combining quality traditional finishing and built-ins with a renovated modern kitchen featuring exquisite high-end appliances. A thoughtful layout presents several separate private areas: primary/sitting room bedroom and second bedroom at one end, 3rd bedroom at the opposite end, a double door private library off the living room and separate formal dining room with a balcony. There are 3 bedrooms, 4 washrooms, library, 3 parking spaces, 2 lockers and 2 balconies for your family to enjoy. The south tower has a welcoming lobby entrance with tasteful art and decor. Generous ensuite laundry area with laundry sink. Wonderful amenities include the Annex and Yorkville Lounges, Fitness and Rejuvenation Center with sauna, theatre, library and car wash. Live in the innovative and cultural heart of Toronto.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	3000-3249 sqft
PARKING	3 spaces
ANNUAL TAX	\$21,431
POSTAL CODE	M5R 2G2
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Large Closet, Double Doors
Living Room	Main	—	Double Doors, Window Floor to Ceiling, West View
Dining Room	Main	—	Formal Rm, W/O To Balcony, SW View
Kitchen	Main	—	Modern Kitchen, Eat-in Kitchen, South View
Library	Main	—	B/I Bookcase, California Shutters, West View

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Broadloom, His and Hers Closets, North View
Sitting	Main	—	6 Pc Ensuite, Combined w/Primary, North View
Bedroom 2	Main	—	3 Pc Ensuite, W/O To Balcony, NW View
Bedroom 3	Main	—	4 Pc Ensuite, Large Closet, SW View

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.