



FOR SALE

COMMON ELEMENT CONDO

MLS# C13703820

76 Shuter Street 302, Toronto, ON M5M 1B4

Church-Yonge Corridor, Toronto · M5M 1B4

C\$ 475,000

2	1	650	1	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location! Heart of downtown Church/Young corridor !! Steps to Hospitals, Eaton center, University Financial district, Day Care centers, TTC, Parks, Restaurants !!! Savor diverse downtown dining and explore near by parks. The building amenities include Gym, Dry sauna, Media lounge, Party room, Yoga, Pilates and Massage studio. Pet friendly building with doggy spa will keep the furry friends very happy and 24 hours concierge will ensure you a great sense of safety Rarely offered 1 Bed + Den apartment with open kitchen, Juliette balcony overlooking a green park, Ensuite laundry and one underground parking spot included. The parking spot worth approx. \$ 25,000 in a new construction (can be rented for \$ 150 to \$175 per month). The latest Status Certificate available and uploaded. The maintenance fees includes building insurance, gas, water and hydro!(approx \$250 per month. Priced to sell ! Book your showing !Will not last long !!!

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Public Transit

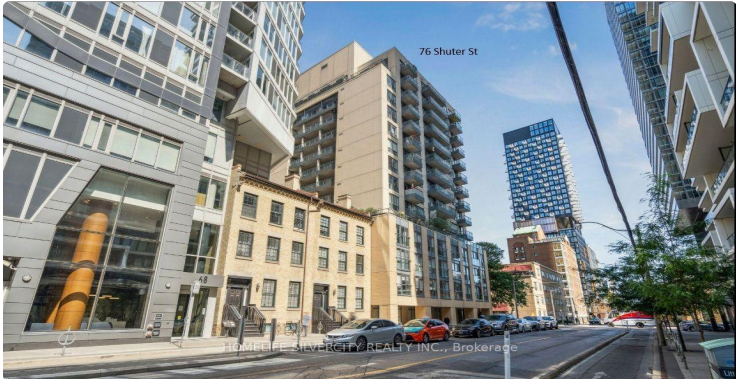
PROPERTY DETAILS

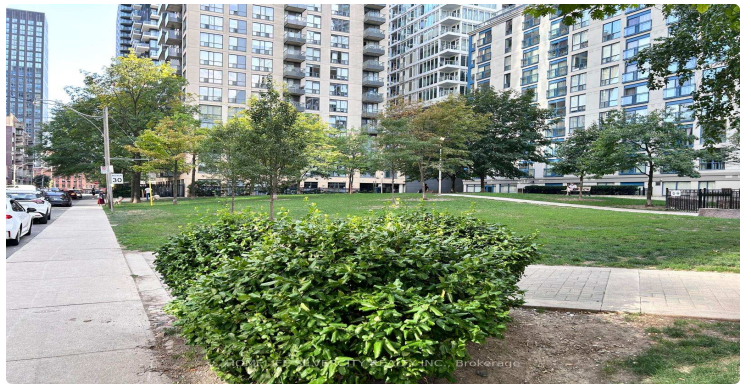
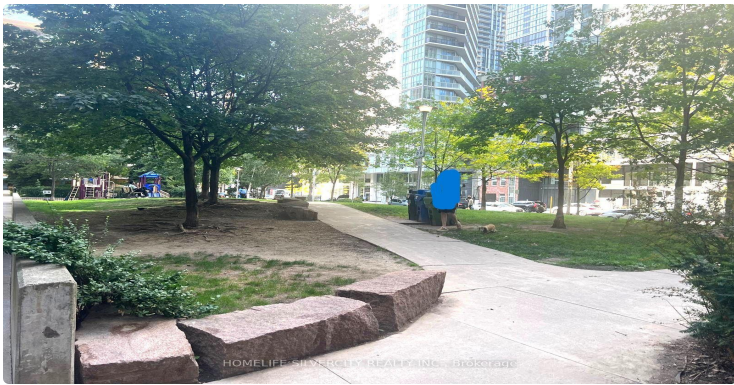
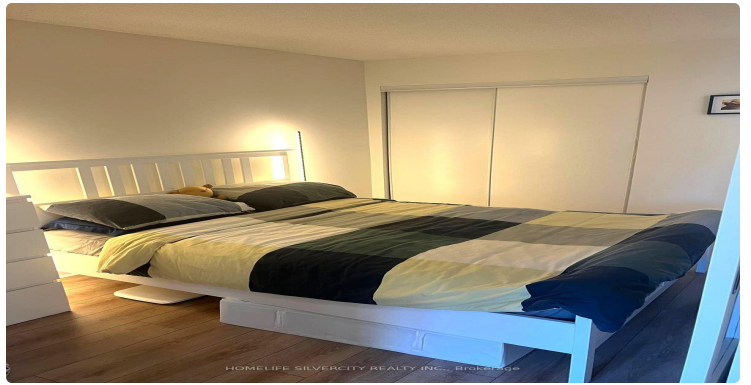
PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Common Element Condo
AGE	16-30 years
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,601
POSTAL CODE	M5M 1B4
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Juliette Balcony
Dining Room	Main	—	Combined w/Dining, Large Window
Kitchen	Main	—	Open Concept, Laminate
Primary Bedroom	Main	—	Large Closet, Laminate
Den	Main	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE SILVERCITY REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.