



FOR SALE

CONDO APARTMENT

MLS# C13705032

100 Upper Madison Avenue 2306, Toronto, ON M2N 6M4

Lansing-Westgate, Toronto · M2N 6M4

C\$ 749,000

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

ABOUT THIS PROPERTY

Rare Power of Sale opportunity in the heart of North York at Yonge & Sheppard, featuring a bright, well-maintained split-bedroom layout with a quiet, unobstructed west-facing courtyard view away from the main street. This freshly painted open-concept suite offers an updated modern kitchen with custom cabinetry, sunken pot lights, generous closet storage, and all-inclusive maintenance fees covering heat, hydro, water, A/C, cable, and high-speed internet. Residents enjoy full resort-style building amenities including a 24-hour concierge, outdoor pool, fitness centre, sauna, squash court, and direct underground access to Sheppard Centre subway station, shopping, dining, and immediate highway 401 access. The property is being sold 'as is, where is' by the Mortgagee/Chargee under Power of Sale with no representations or warranties;

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Public Transit

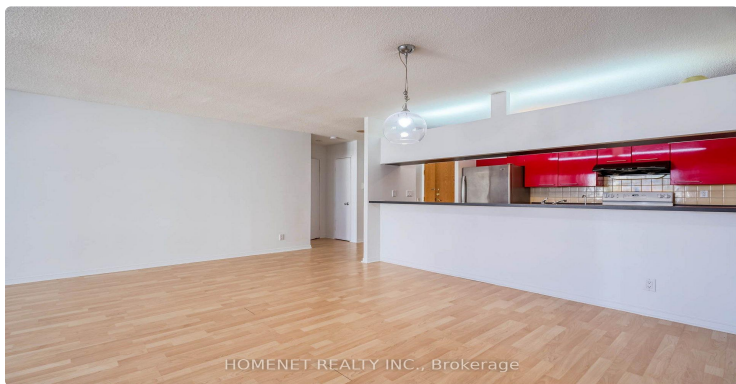
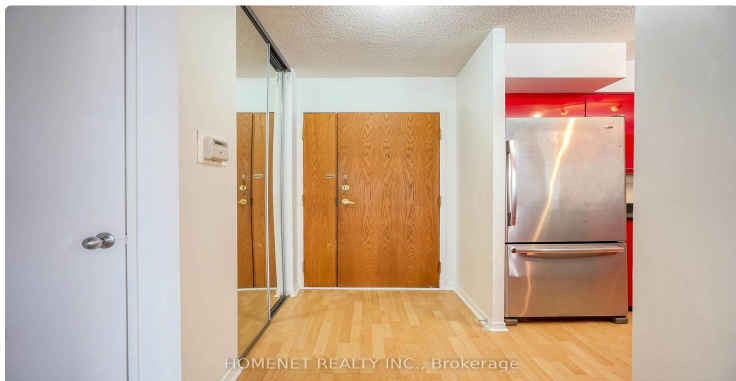
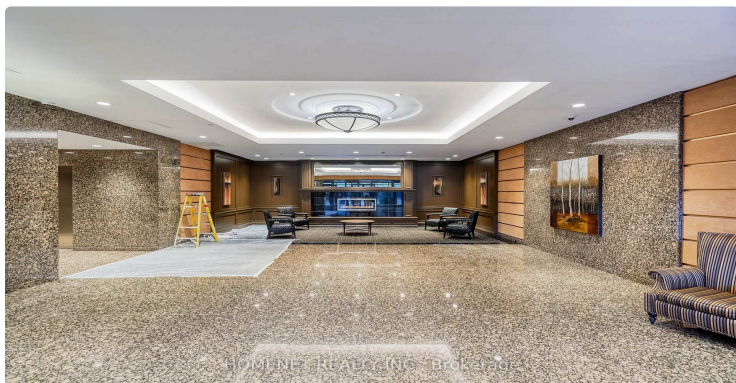
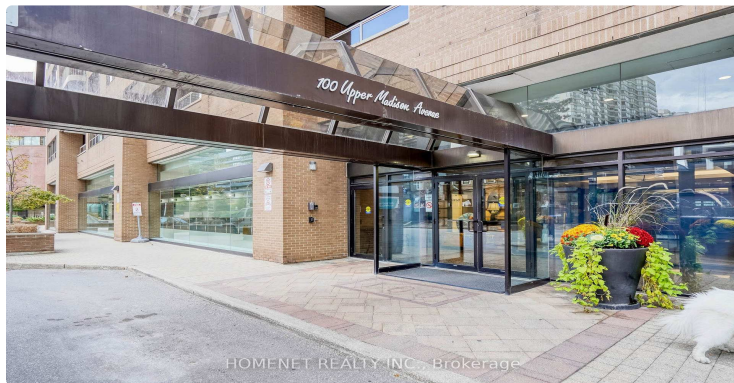
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,966
POSTAL CODE	M2N 6M4
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	4.73 x 3.72	Combined w/Dining, Laminate, W/O To Balcony
Dining Room	Ground	4.77 x 3.43	Combined w/Living, Laminate
Kitchen	Ground	3.28 x 2.80	Ceramic Backsplash, Laminate
Breakfast	Ground	2.25 x 1.90	Laminate
Primary Bedroom	Ground	4.80 x 3.34	Broadloom, 4 Pc Ensuite, His and Hers Closets
Bedroom 2	Ground	4.41 x 3.06	Broadloom, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMENET REALTY 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.