



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13729164

77 Avenue Road 612, Toronto, ON M5R 3R8

Annex, Toronto · M5R 3R8

C\$ 3,195,000

4	3	2,875	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely does a residence of this scale become available in one of Yorkville's most admired boutique condominium buildings. Created by combining 2 suites, this elegant southwest corner residence offers the comfort of a spacious home with the ease of luxury condominium living. A gracious foyer with a walk-in coat closet & powder room welcomes you into beautifully proportioned principal rooms featuring rich herringbone hardwood floors, timeless traditional finishes & a sweeping curved wall of windows overlooking southwest views toward the CN Tower. Designed for both everyday living & effortless entertaining, the residence offers an expansive living & dining room, a separate family room, & a generous eat-in kitchen with breakfast area. The thoughtfully designed layout offers exceptional flexibility to suit your lifestyle. Enjoy the suite as a spacious 3-bedroom residence or convert it to a 2-bedroom layout with a formal dining room, library or additional living space. The oversized primary suite is a private retreat featuring 2 walk-in closets & a spacious 5-piece ensuite with a built-in makeup vanity & extensive floor-to-ceiling storage. A separate bedroom wing, dedicated laundry room, 2 parking spaces & a private storage room provide exceptional everyday convenience. 77 Avenue Road is a beautifully managed boutique building known for its long-standing residents, white-glove concierge service & welcoming sense of community. A rare opportunity for those transitioning from a larger freehold home without compromising on space, comfort or the ability to entertain, all in the heart of Yorkville. Property and all chattels are being sold in their current "as is, where is" condition, with no representations or warranties by the Seller.

FEATURES

- ✓ Garage
- ✓ Library
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

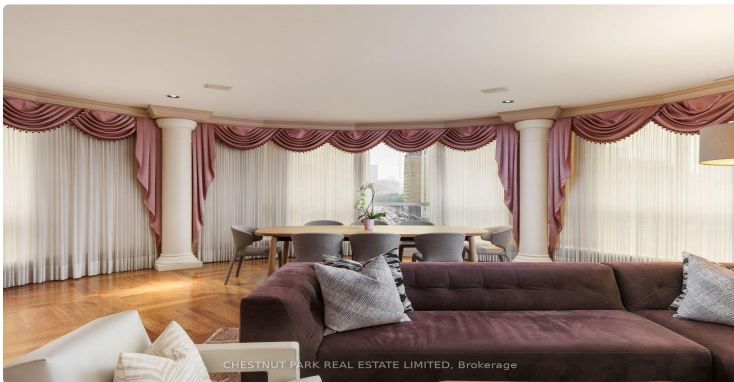
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	2750-2999 sqft
PARKING	2 spaces
ANNUAL TAX	\$13,228
POSTAL CODE	M5R 3R8
NEIGHBOURHOOD	Annex

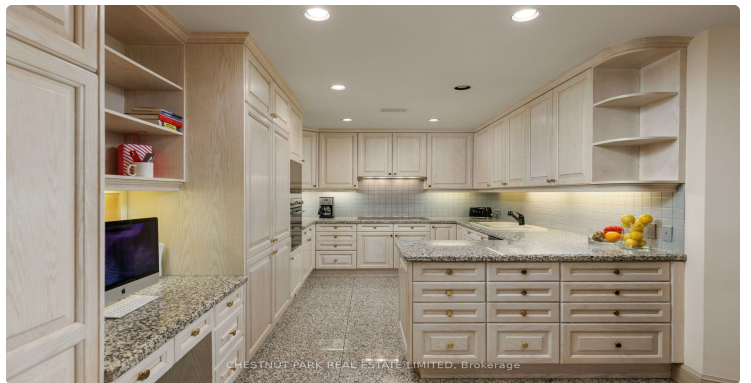
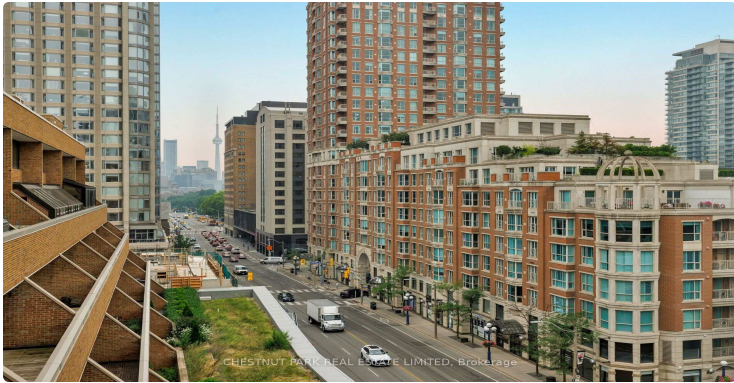
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Walk-In Closet(s), 2 Pc Bath, Hardwood Floor
Kitchen	Main	—	Stainless Steel Appl, Renovated, Breakfast Bar
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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Combined w/Dining, Hardwood Floor
Bedroom 2	Main	—	Murphy Bed, B/I Shelves, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Pot Lights, W/O To Terrace
Primary Bedroom	Main	—	3 Pc Ensuite, His and Hers Closets, Hardwood Floor
—	—	—	—
Living Room	Main	—	B/I Bookcase, Bay Window, West View
Dining Room	Main	—	Combined w/Living, South View, Hardwood Floor
Family Room	Main	—	B/I Bookcase, Hardwood Floor, Separate Room
Kitchen	Main	—	Granite Counters, B/I Desk, B/I Appliances
Primary Bedroom	—	—	—
Breakfast	Main	—	Combined w/Kitchen, Granite Floor, French Doors
Bedroom 2	—	—	—
Primary Bedroom	Main	—	Walk-In Closet(s), 5 Pc Ensuite, Combined w/Sitting
Bedroom 2	Main	—	Closet, 3 Pc Bath, Hardwood Floor
Bedroom 3	Main	—	French Doors, B/I Bookcase, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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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.