



FOR SALE

CONDO APARTMENT

MLS# C13744636

1 Hillsdale Avenue W 706, Toronto, ON M4S 0E5

Yonge-Eglinton, Toronto · M4S 0E5

C\$ 1,995,000

4	3	1,500	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An unrivaled opportunity in Toronto's vibrant Midtown core. Welcome to Uovo Boutique Residences, a newly constructed, highly coveted development merging contemporary elegance with intimate charm. Pristinely maintained, this 3 bedroom + enclosed den, 3 bathroom floor plan with fully unobstructed west views, delivers 1432 sq ft of upscale interior living space that seamlessly extends to 500 sq ft of exterior space (west-facing balcony and terrace). The grand personal terrace boasts a natural gas hookup for a BBQ/heater and a water outlet, tailored for high-end open-air hosting framed by limitless panoramic vistas and stunning sunsets. Over \$120,000 in bespoke improvements, including luxurious vinyl floors and tiles, recessed lighting, motorized window coverings throughout, and a chef inspired kitchen equipped with top-tier built-in appliances, a gas cooktop, and an 8-ft quartz island featuring an integrated wine cooler. The main bedroom retreat showcases a walk-in closet and a serene, resort-style washroom with dual sinks, a deep soaking tub, and a glass-enclosed shower stall. Soaring 10 ft ceilings and floor-to-ceiling glass panels amplify the bright atmosphere and abundant sunshine. The intelligent layout hosts an independent den suited for remote work, secluded bedrooms, and a powder room for visitors. This unit includes a designated EV charging parking spot and a secure storage locker. Situated within a building predominantly occupied by owners, residents enjoy premium common areas: a gym, a lounge with a fireplace, a chef's kitchen, and a rooftop deck with a fire feature and alfresco dining space. With an outstanding 95 Transit Score, residents enjoy swift, seamless connections to the downtown core, Highway 401, and the broader GTA. Meanwhile, a flawless 98 Walk Score places prestigious schools, gourmet dining, upscale boutiques, and lush green spaces just steps from your door. This is discerning city living at its finest.

FEATURES

✓ Garage

PROPERTY DETAILS

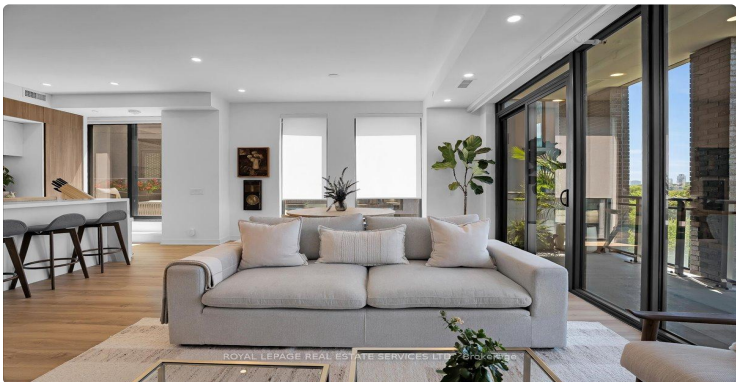
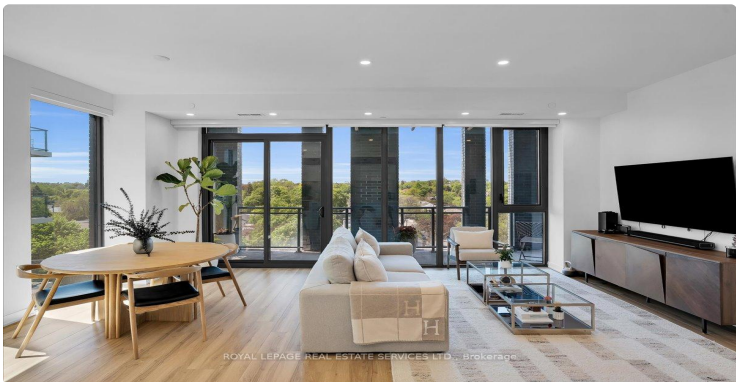
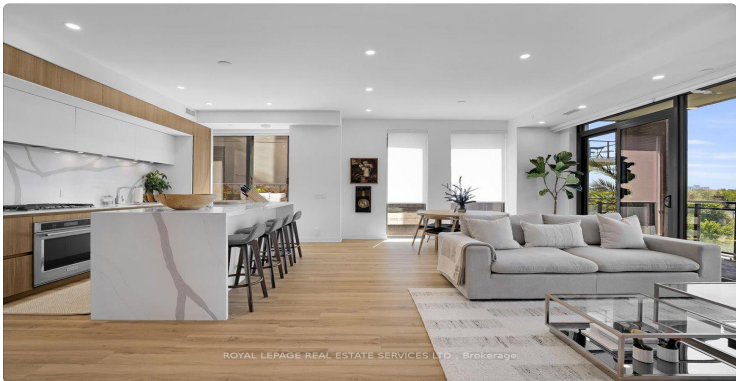
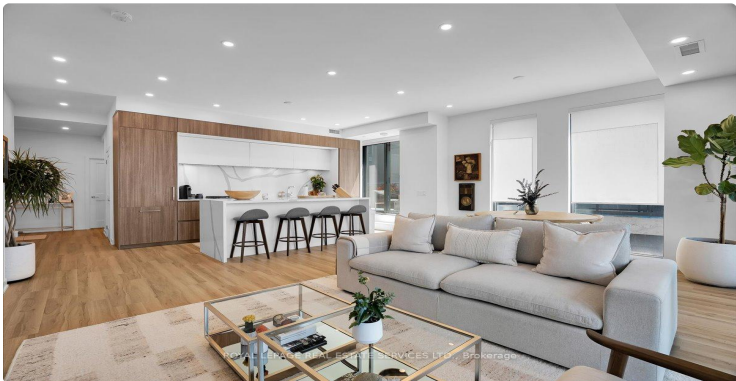
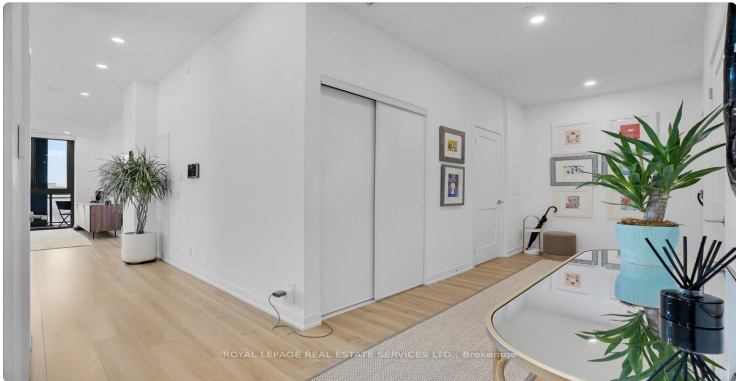
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
POSTAL CODE	M4S 0E5
NEIGHBOURHOOD	Yonge-Eglinton

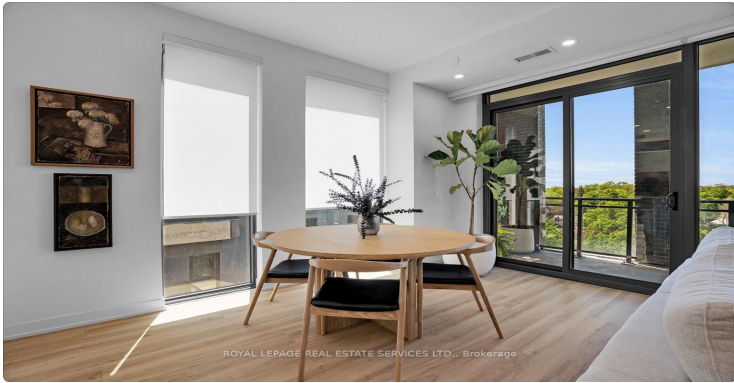
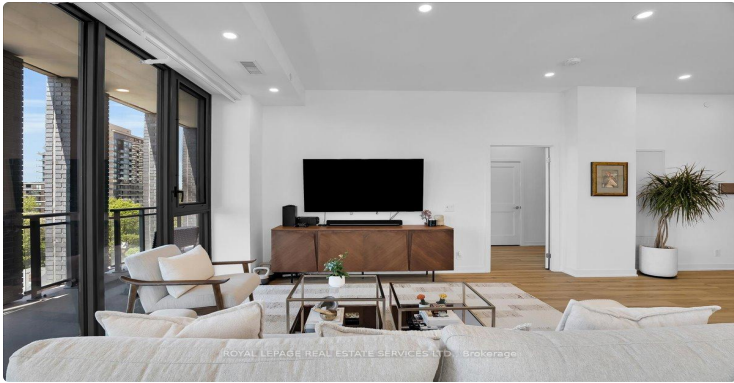
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, Vinyl Floor, W/O To Balcony
Dining Room	Flat	—	Combined w/Kitchen, Vinyl Floor, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	B/I Ctr-Top Stove, Stainless Steel Appl, W/O To Balcony
Primary Bedroom	Flat	—	Vinyl Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Flat	—	Vinyl Floor, Closet, Window
Bedroom 3	Flat	—	Vinyl Floor, Closet, Window
Den	Flat	—	Enclosed, Vinyl Floor
Powder Room	Flat	—	2 Pc Bath, Tile Floor
Bathroom	Flat	—	3 Pc Bath, Tile Floor

GALLERY





LISTING AGENT

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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.