



FOR SALE

CONDO APARTMENT

MLS# C13754576

637 Lake Shore Boulevard W 409, Toronto, ON M5V 3J6

Niagara, Toronto · M5V 3J6

C\$ 1,299,000

2	1	1,100	1	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Suite 409 at the iconic Tip Top Lofts! The spacious 1+1 bedroom, 1-bathroom loft offers over 1000 sq. ft. of beautifully renovated living space and one parking spot. Combining historic character with sophisticated modern finishes, the suite features premium built-in Fisher & Paykel appliances, heated bathroom flooring, elegant Riobel fixtures and an impressive custom kitchen and built-in storage. All neighboring walls have been professionally soundproofed, providing exceptional privacy and peaceful living. The entire suite-including the appliances, flooring and bathroom-has been fully renovated within the past five years. Ideally located steps from Toronto's waterfront, parks, trails, TTC, Billy Bishop Airport, restaurants and downtown attractions. Residents enjoy exceptional amenities, including 24-hour concierge, fitness facilities, sauna, hot tub, party and meeting rooms, visitor parking and a rooftop terrace with BBQs. A distinctive, move-in-ready residence in one of Toronto's most celebrated heritage loft conversions!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Greenbelt/Conservation
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
BASEMENT	Other
AGE	16-30 years
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,696
POSTAL CODE	M5V 3J6
NEIGHBOURHOOD	Niagara

ROOM BREAKDOWN

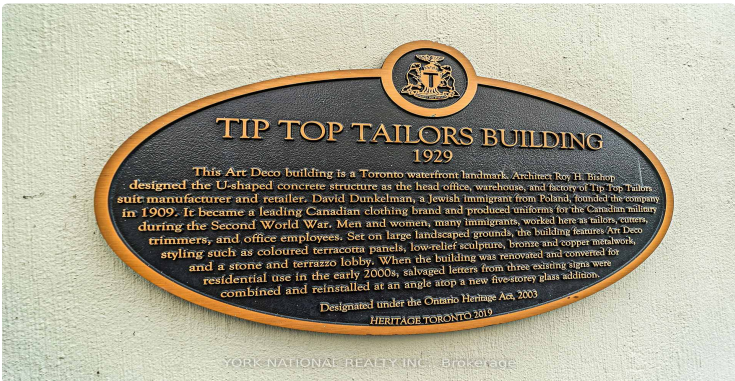
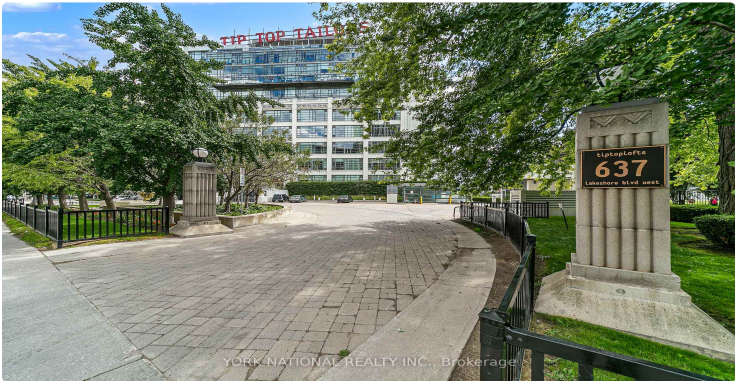
ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	3.45 x 3.61	Hardwood Floor
Living Room	Main	5.41 x 7.09	Combined w/Dining, Overlooks Park, Hardwood Floor
Dining Room	Main	5.41 x 7.09	Combined w/Dining, Overlook Water, Hardwood Floor
Kitchen	Main	3.66 x 3.48	Modern Kitchen, Stainless Steel Appl, Hardwood Floor

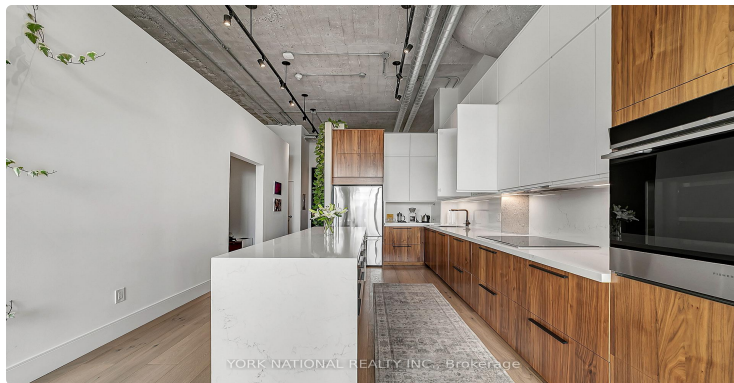
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YORK NATIONAL REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Main	2.85 x 3.38	Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

YORK NATIONAL REALTY INC.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.