



FOR SALE

CONDO APARTMENT

MLS# C13759614

77 McMurrich Street 306, Toronto, ON M5R 3V3

Annex, Toronto · M5R 3V3

C\$ 1,230,000

3	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Elegant Boutique Living in the Heart of Downtown Welcome to sophisticated urban living in this beautifully maintained residence, ideally situated in an intimate seven-storey boutique building on a quiet, tree-lined street bordering Toronto's coveted Rosedale and Yorkville neighbourhoods. Filled with natural light, this spacious 2-bedroom, 2-bathroom + den suite offers an exceptional blend of elegance, comfort, and functionality. The versatile den, enclosed by French doors, is perfectly suited as a private home office, study, or guest room. A welcoming foyer features granite flooring and a wall-to-wall closet, leading into an inviting open-concept living and dining area with gleaming hardwood floors and a walkout to a beautifully appointed balcony. The generous primary bedroom also enjoys direct access to the balcony, creating a wonderful connection to the outdoors. The upgraded, well-appointed kitchen offers new cabinetry and ample storage, while the primary retreat is complemented by a luxurious six-piece spa-inspired ensuite, complete with a Jacuzzi tub. Both bathrooms feature elegant marble flooring. Additional conveniences include ensuite laundry, California shutters throughout, and custom-designed walk-in closets in the bedrooms. Set in one of downtown Toronto's most desirable locations, this residence is just steps from world-class shopping, five-star dining, beautiful parks, schools, and convenient transit. A rare opportunity to enjoy boutique condominium living with the cities amenities right outside your door. Of Note: The owners have secured the right to participate in the upcoming installation of the building's EVCS system. Additionally, this well managed building has recently converted to high-speed fiber and with its healthy reserve fund is preparing for renovations of the building's entrance, corridors, party room, guest suite and gym, with no need for a special assessment.

FEATURES

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

PROPERTY DETAILS

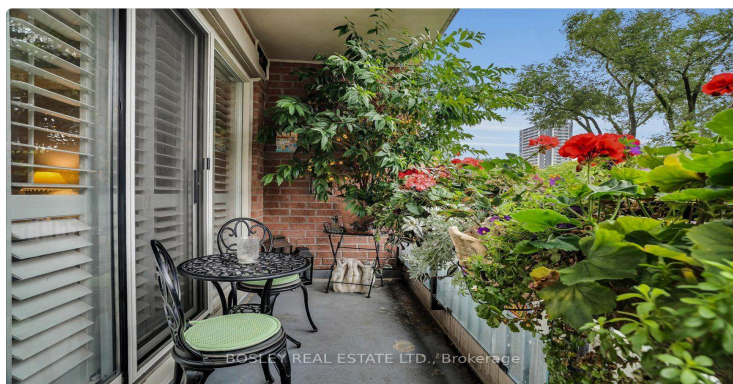
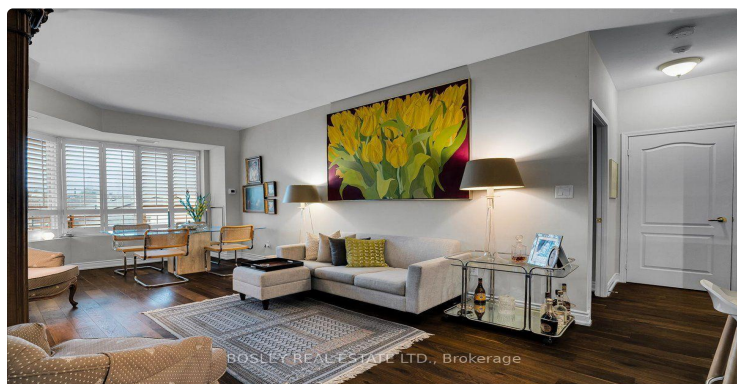
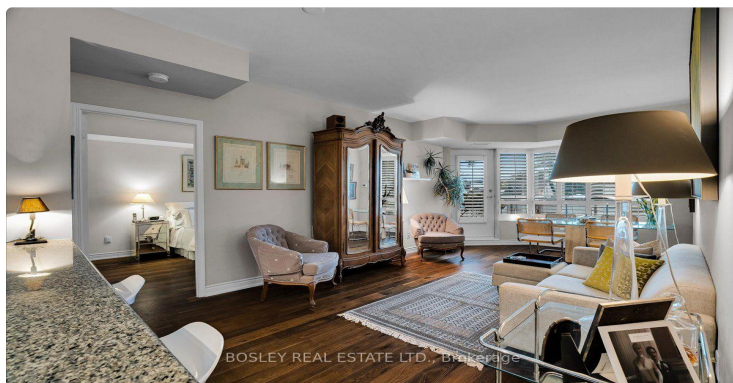
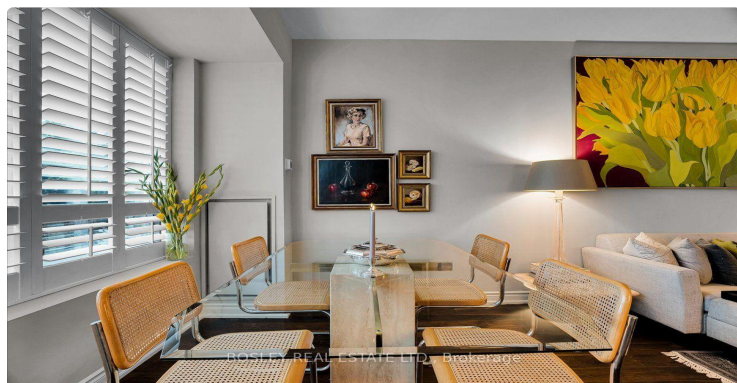
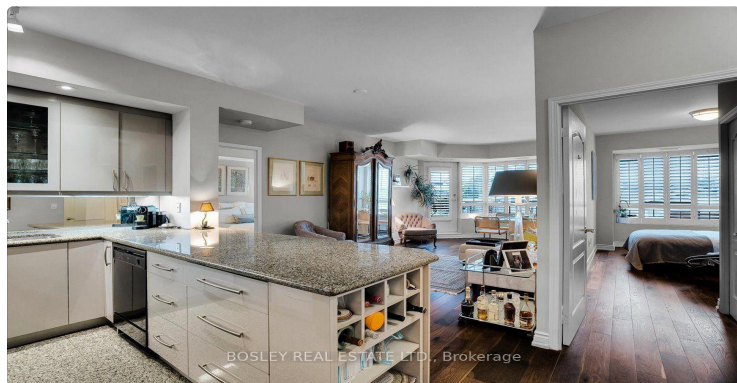
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,793
POSTAL CODE	M5R 3V3
NEIGHBOURHOOD	Annex

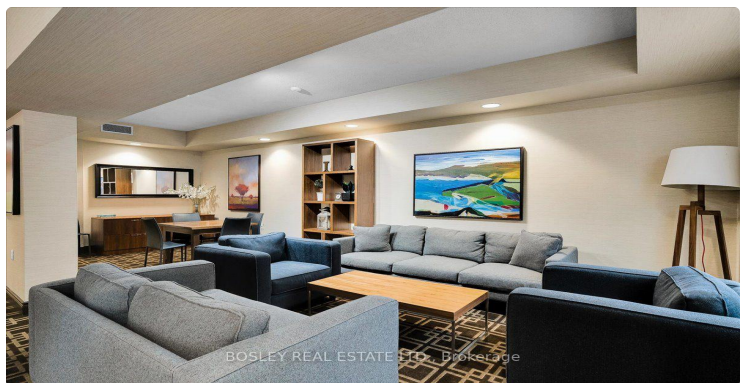
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Closet, Granite Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Main	—	Hardwood Floor, French Doors
Kitchen	Main	—	Renovated, Granite Counters, Breakfast Bar
Living Room	Main	—	Hardwood Floor, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, California Shutters, W/O To Balcony
Primary Bedroom	Main	—	Hardwood Floor, His and Hers Closets, W/O To Balcony
Bathroom	Main	—	6 Pc Ensuite, Marble Floor, Whirlpool
Bedroom 2	Main	—	Hardwood Floor, California Shutters, Walk-In Closet(s)
Bathroom	Main	—	3 Pc Bath, Pot Lights, Marble Floor
Laundry	Main	—	—
Other	Main	—	Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

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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.