



FOR SALE

CONDO APARTMENT

MLS# C13764266

45 Charles Street E 2006, Toronto, ON M4Y 0B8

Church-Yonge Corridor, Toronto · M4Y 0B8

C\$ 442,800

1	1	550	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Chaz Yorkville, where sophisticated design meets one of Toronto's most connected downtown locations. This freshly painted 20th-floor corner suite offers 510 sq. ft. of thoughtfully designed interior space plus a 36 sq. ft. balcony. The bright, open-concept layout features expansive floor-to-ceiling windows, a sleek kitchen with integrated appliances, and a separate bedroom with a large closet. Unlike many comparable corner suites, this unit has no intrusive structural column in the living area, providing more usable space and greater flexibility for furniture placement. A newer washer and dryer add everyday convenience. Residents enjoy an exceptional collection of amenities, including 24-hour concierge service, a fitness studio, sauna, games and theatre rooms, business centre, guest suites, pet spa, outdoor terrace with BBQs, and the signature two-storey Chaz Club on the 36th and 37th floors with impressive city views. Ideally situated just steps from Bloor-Yonge subway station, Yorkville's celebrated shopping and dining, cafés, everyday conveniences, the University of Toronto, Toronto Metropolitan University, the Royal Ontario Museum, Queen's Park and nearby green spaces. An outstanding opportunity for a first-time buyer, professional, pied-à-terre purchaser or investor seeking a functional one-bedroom home in the heart of the city.

FEATURES

- ✓ Park
- ✓ Public Transit
- ✓ School

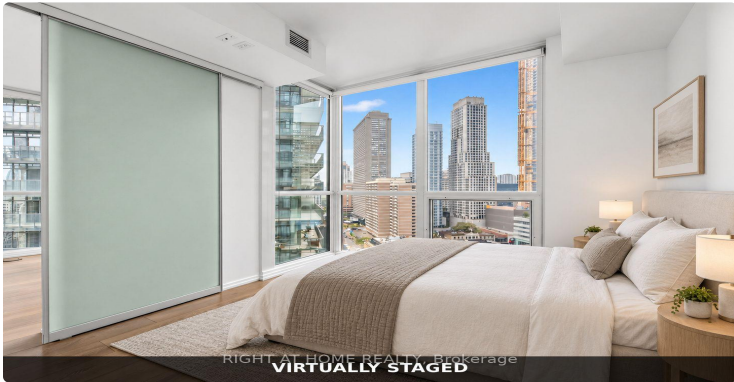
PROPERTY DETAILS

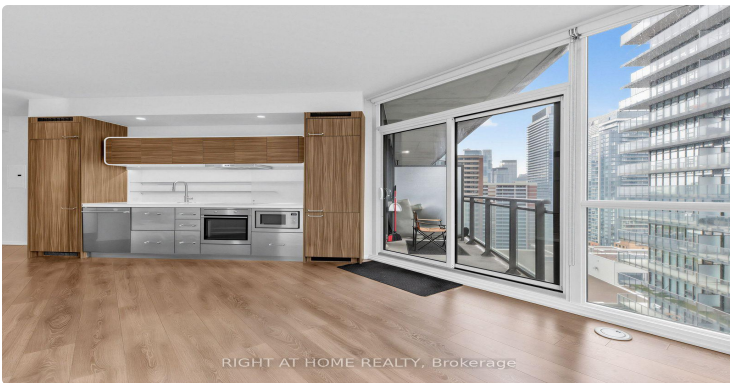
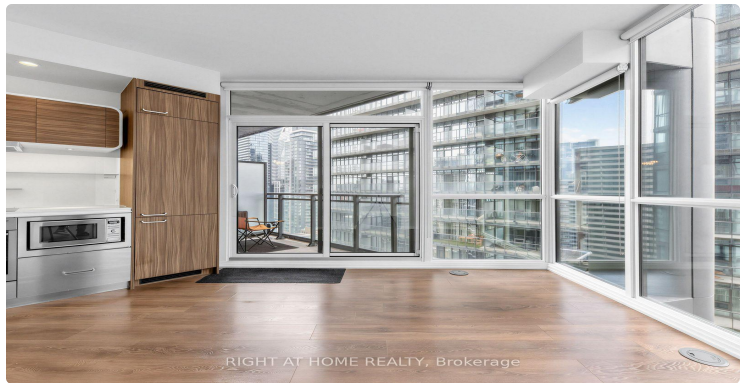
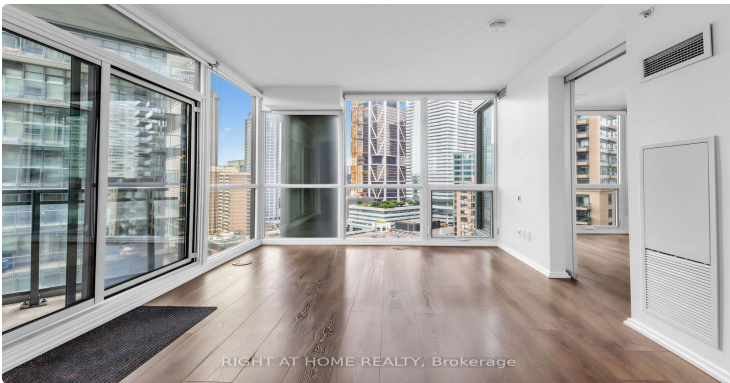
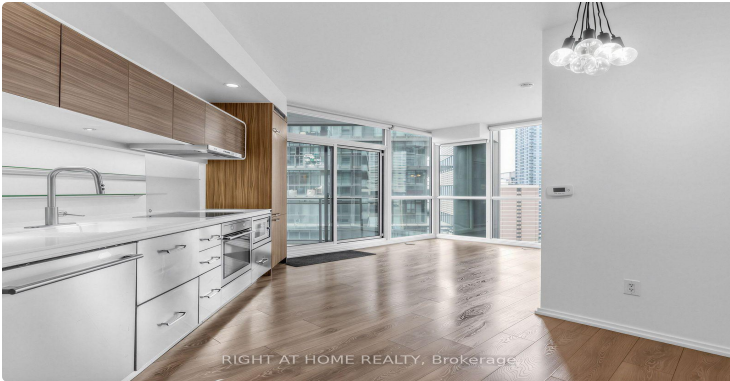
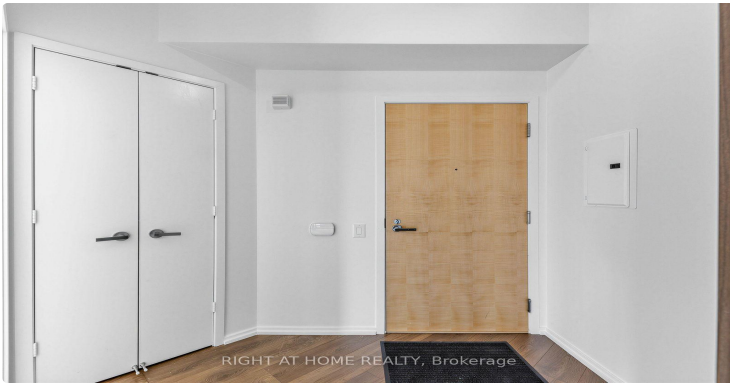
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
ANNUAL TAX	\$2,801
POSTAL CODE	M4Y 0B8
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Combined w/Dining, B/I Appliances
Dining Room	Main	—	Combined w/Kitchen, Open Concept
Living Room	Main	—	W/O To Balcony, Window Floor to Ceiling
Primary Bedroom	Main	—	Closet Organizers, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.