



FOR SALE

CONDO APARTMENT

MLS# C13780030

40 Rosehill Avenue PHG, Toronto, ON M4T 1G5

Rosedale-Moore Park, Toronto · M4T 1G5

C\$ 2,250,000

4	3	3,375	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Downsizers seeking luxurious space will be captivated by this rare 4-bedroom, 3,206 sq.ft. south west corner penthouse. With thoughtfully designed, truly oversize rooms, this residence cocoons you in comfort and style. Ideal for entertaining, this penthouse features expansive walls of windows with sweeping skyline views, an indoor/outdoor "Muskoka" Room, and wrap around slimline balconies with transparent glass and sliding doors for uninterrupted vistas and fresh air. The home offers tall ceilings, a gracious dining room for 12, wood-burning fireplace, family room/solarium, fantastic eat-in kitchen, wet bar, large ensuite laundry room with sink, abundant storage, three parking spaces, and 2 concrete walled, entirely private locker rooms with steel fire doors (approx 10'x10' or 10'x 12' each). The building's windows were replaced and the elevator refurbished in 2019. A focus for suites of this size in the vibrant Yonge/St. Clair hub, this prestigious midrise boutique building is steps from the subway and surrounded by superb amenities: David Balfour Reservoir Park for dog walking, Rosedale Ravine walking trails, boutique shops, top dining, Loblaws, and Farm Boy. Refined, sophisticated, and uniquely spacious, this home offers exceptional scale and comfort - urban living at its most polished! Virtually staged "new look" photos showcase the alternative contemporary elegance options available to you. This is matchless value at the intersection of Summerhill, Deer Park and Moore Park! Excellent area amenities including indoor pool in condo.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AREA RANGE	3250-3499 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,528
POSTAL CODE	M4T 1G5
NEIGHBOURHOOD	Rosedale-Moore Park

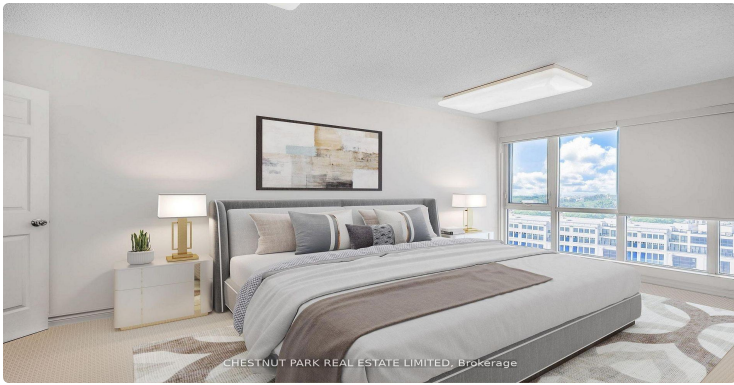
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Elevator, Double Closet, Stone Floor
Living Room	Main	—	Fireplace, Window Floor to Ceiling, South View
Dining Room	Main	—	Open Concept, Stone Floor, Window Floor to Ceiling

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	W/O To Balcony, Window Floor to Ceiling, Combined w/Solarium
Kitchen	Main	—	Eat-in Kitchen, B/I Appliances, Stone Floor
Breakfast	Main	—	Stone Floor, B/I Shelves, Window Floor to Ceiling
Other	Main	—	Double Closet, Wet Bar, 2 Pc Bath
Primary Bedroom	Main	—	Window Floor to Ceiling, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Main	—	W/O To Balcony, Walk-In Closet(s), Broadloom
Bedroom 3	Main	—	W/W Closet, Broadloom, 4 Pc Bath
Bedroom 4	Main	—	Window Floor to Ceiling, Broadloom
Laundry	Main	—	Laundry Sink, B/I Appliances, Walk-In Closet(s)

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

Email: pshaganenko@gmail.com

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