



FOR SALE

CONDO APARTMENT

MLS# C13792710

35 Saranac Boulevard 602, Toronto, ON M6A 2G4

Englemount-Lawrence, Toronto · M6A 2G4

C\$ 499,000

2	1	650	1	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Space, storage, a view-and a den that actually works. You don't see this often anymore!! Welcome to Cranbrooke Village, a well-maintained low-rise community surrounded by mature trees and green space. This spacious 1-bedroom + den offers approximately 685 sq. ft. with generous room sizes and a layout that feels comfortable from the moment you walk in. There's space for a full-size dining table, large sectional and dedicated work-from-home area without everything feeling squeezed in. The kitchen features full-size appliances, while the separate laundry room offers valuable extra storage for cleaning supplies, linens and more-an uncommon feature in condo living.Lovingly maintained by the original owner, the suite features hardwood flooring and quality finishes throughout. The west-facing exposure overlooks the park and captures beautiful sunset views. Parking and locker are included. Residents also enjoy a rooftop terrace with CN Tower views, fully equipped fitness centre, party room and library. Everyday convenience is right outside your door with Lawrence Plaza, Metro, Shoppers Drug Mart, Winners, restaurants, parks, community centres and the Toronto Public Library all nearby. With easy access to the TTC, Highway 401 and major GTA routes, getting around the city is simple.If you've been looking for a condo that offers real living space, practical storage and a view, this is one worth seeing. Virtually staged for illustrative purposes.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,555
POSTAL CODE	M6A 2G4
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

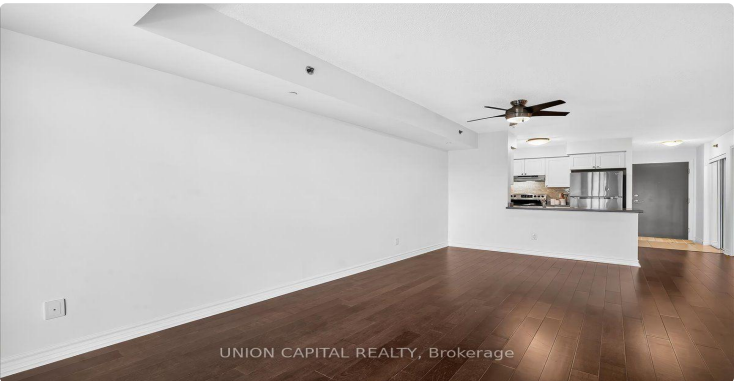
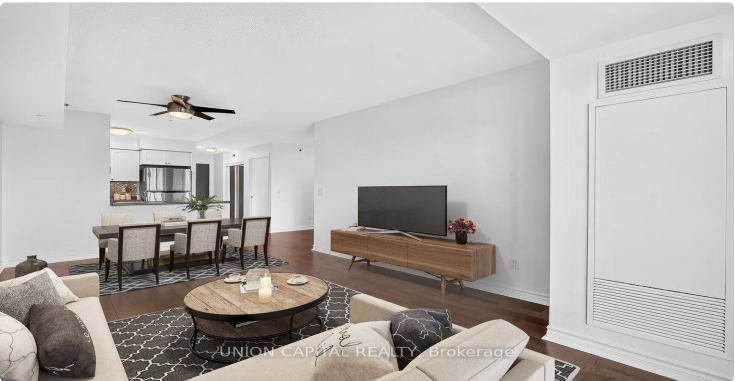
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Hardwood Floor, W/O To Balcony, Combined w/Dining
Dining Room	Flat	—	Hardwood Floor, Ceiling Fan(s), Combined w/Living
Kitchen	Flat	—	Open Concept, Breakfast Bar, Double Sink

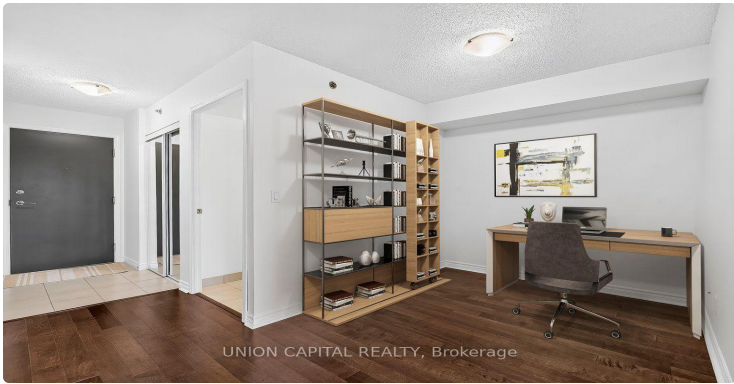
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UNION CAPITAL REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Flat	—	Hardwood Floor, Large Window, Large Closet
Den	Flat	—	Open Concept, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

UNION CAPITAL REALTY

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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.