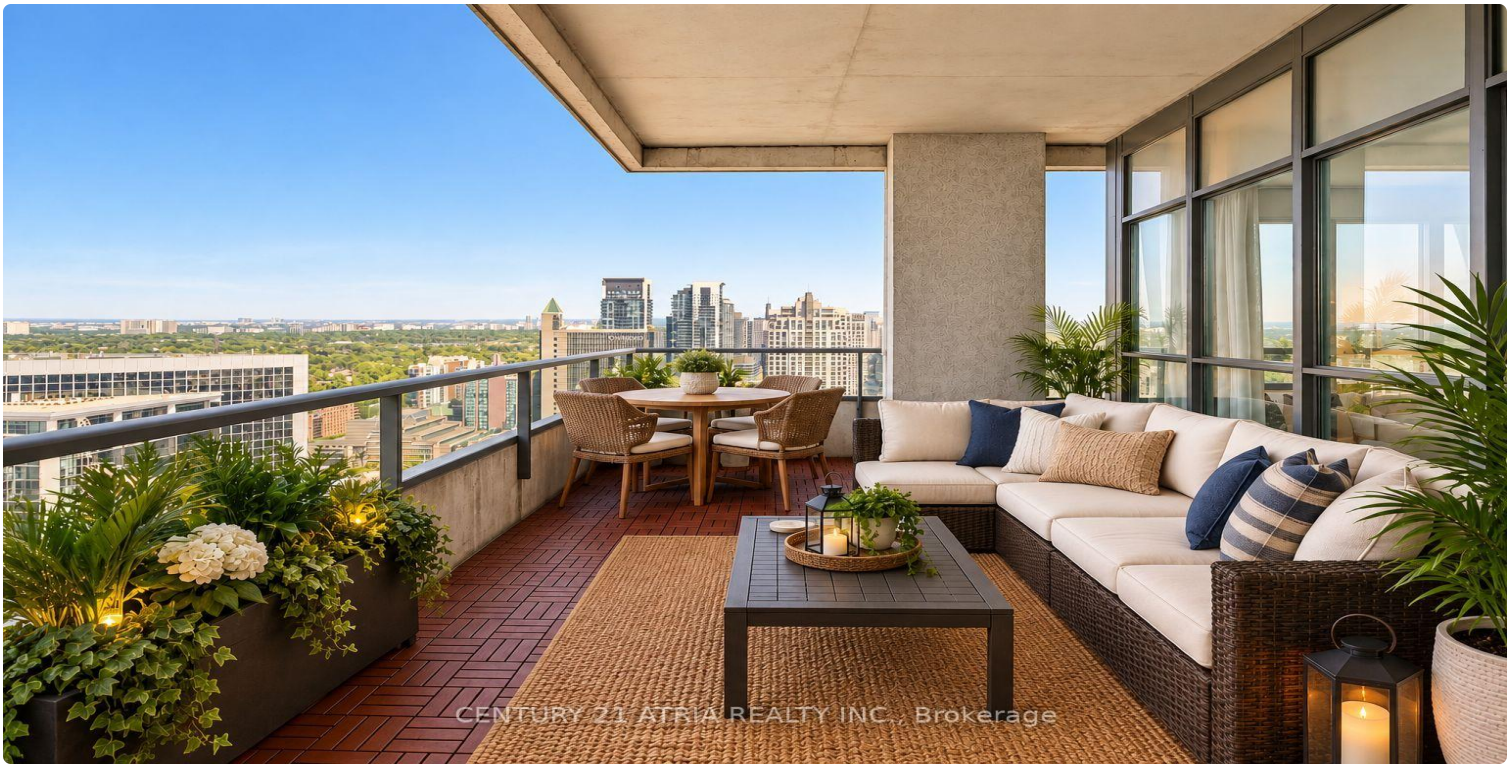




CENTURY 21 ATRIA REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13797358

# 23 Hollywood Avenue PH202, Toronto, ON M2N 7L8

Willowdale East, Toronto · M2N 7L8

C\$ 799,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 1,300 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

WOW, PENTHOUSE CONDO UNDER \$800K....This rarely offered corner-unit penthouse features soaring, unobstructed north and southwest views of the city! Boasts 1,200 sq. ft. of sun-filled living space, and the expansive 200 sq. ft. balcony offers stunning city sunsets in the evening. Immaculately maintained, Freshly Painted and move-in ready. This unit offers a functional layout, a gorgeous kitchen with full-size stainless steel appliances and granite countertops, floor-to-ceiling windows, two spacious bedrooms, and two bathrooms. Featuring the only level in the building w/9ft ceilings and builder-designed layout without bulkheads. The building recently went through a refresh that includes modern interior finishes, smart locking system, updated HVAC, improved amenities & much more! Maintenance fees include hydro, heat & water! The location cannot be beat. It is steps to Yonge Street, public transit, and numerous shops, restaurants, supermarkets, and banks. It is also a quick walk to the Sheppard bus and subway station, boasting a 99 Walk Score!

### FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

### PROPERTY DETAILS

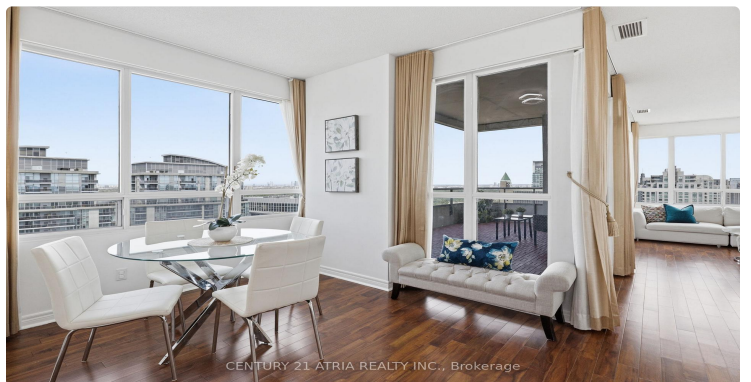
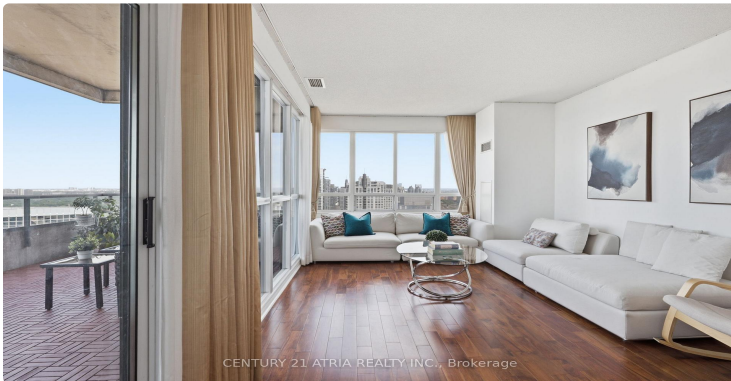
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 1200-1399 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$4,472         |
| POSTAL CODE    | M2N 7L8         |
| NEIGHBOURHOOD  | Willowdale East |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                         |
|-----------------|-------|------------|--------------------------------------------------|
| Living Room     | Flat  | —          | Hardwood Floor, Open Concept, W/O To Balcony     |
| Dining Room     | Flat  | —          | Hardwood Floor, Open Concept, W/O To Balcony     |
| Kitchen         | Flat  | —          | Tile Floor, Stainless Steel Appl, Breakfast Area |
| Breakfast       | Flat  | —          | Hardwood Floor, Window                           |
| Primary Bedroom | Flat  | —          | Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)  |

| ROOM      | LEVEL | DIMENSIONS | FEATURES                                   |
|-----------|-------|------------|--------------------------------------------|
| Bedroom 2 | Flat  | —          | Hardwood Floor, Large Closet, Large Window |
| Other     | Flat  | —          | Balcony                                    |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.