



FOR SALE

CONDO APARTMENT

MLS# C13829726

38 Avoca Avenue 704, Toronto, ON M4T 2B9

Rosedale-Moore Park, Toronto · M4T 2B9

C\$ 675,000

1	1	650	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Avoca Vale in the heart of midtown Toronto! Enjoy serene south-facing treetop views from this beautifully maintained one-bedroom, one-bathroom suite offering approximately 672 sq. ft. of comfortable living space. Freshly painted and professionally cleaned, the suite is move-in ready. Immaculate parquet floors and double mirrored closets complement classic details including wainscoting, mouldings and baseboards. The kitchen, complete with a convenient breakfast counter, opens to a bright, open-concept living and dining area that extends seamlessly onto an impressive 93 sq. ft. balcony. With peaceful south-facing treetop views, it is the perfect spot to relax and enjoy the changing seasons. The spacious bedroom is filled with natural light from a large picture window, while a beautifully renovated three-piece bathroom and ensuite laundry provide everyday comfort and convenience. Parking and a locker are also included. Avoca Vale offers an exceptional collection of amenities, including a 24-hour concierge, events room with caterer's kitchen, peaceful courtyard oasis with BBQs, well-equipped gym and ample visitor parking. Ideally located steps from vibrant shops, the subway, David Balfour Park and scenic ravine trails, this residence offers the perfect balance of urban convenience and tranquil surroundings. Experience the Avoca Vale lifestyle-refined midtown living with exceptional privacy, convenience and accessibility.

FEATURES

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

PROPERTY DETAILS

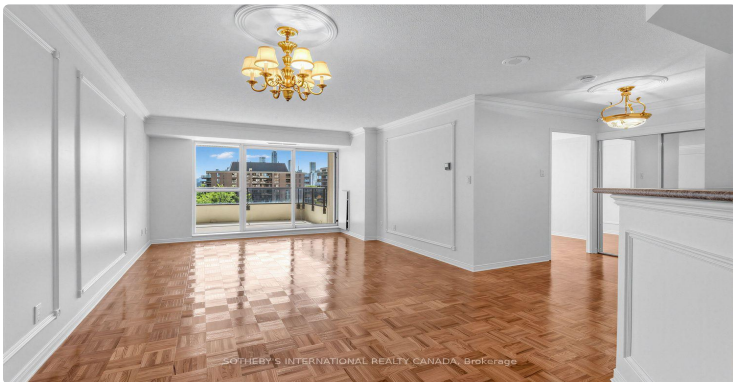
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,253
POSTAL CODE	M4T 2B9
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Mirrored Closet, Tile Floor, Wainscoting
Living Room	Flat	—	Wainscoting, Parquet, W/O To Balcony
Dining Room	Flat	—	Combined w/Living, Parquet, Wainscoting

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Breakfast Bar, Tile Floor, Backsplash
Primary Bedroom	Flat	—	Mirrored Closet, South View, 3 Pc Bath
Other	Flat	—	Balcony, South View

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.