



FOR LEASE

CONDO APARTMENT

MLS# C13838734

3 Southvale Drive 401, Toronto, ON M4G 1G1

Leaside, Toronto · M4G 1G1

C\$ 6,400/mo

3	2	1,300	2	6-10	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Quiet luxury, beautifully considered. Set within an intimate Shane Baghai boutique residence, this expansive 2-bedroom + den suite was originally showcased as one of the building's professionally designed model suites-and it shows. The open-concept layout feels sophisticated yet effortless, with a beautifully appointed Italian-imported kitchen, Miele appliances and natural gas range. The generous den offers flexibility for a home office, lounge or additional living space and opens directly onto the balcony. Thoughtful details elevate the entire suite: linear fireplace, custom blinds, 10-inch baseboards, Toto Washlet, smart-home technology and an impressive 85-inch television. Outside, the balcony becomes an extension of the living space with a BBQ and dedicated gas connection-perfect for relaxed evenings at home. And then there are the practical luxuries: two side-by-side parking spaces on P1 (12 & 13) and a private locker room. All of this within approximately 15 minutes of downtown, with transit, the LRT, shopping, grocery stores and everyday conveniences close by. Refined. Private. Exceptionally well appointed. A residence designed for those who appreciate the details without needing to announce them.

FEATURES

- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	1200-1399 sqft
PARKING	2 spaces
POSTAL CODE	M4G 1G1
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Closet, Double Sink, Ensuite Bath
Dining Room	Flat	—	Combined w/Living
Primary Bedroom	Flat	—	Ensuite Bath
Living Room	Flat	—	Combined w/Dining, Fireplace, W/O To Balcony
Kitchen	Flat	—	Breakfast Bar

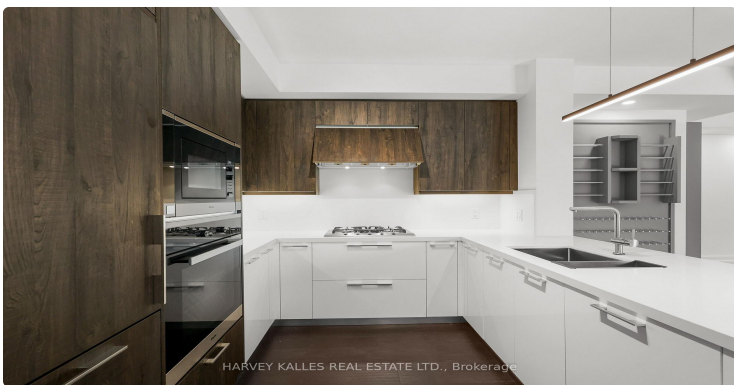
1200 Southvale Drive 401, Toronto, ON M4G 1G1

HARVEY KALLES REAL ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Flat	—	2 Way Fireplace
Den	Flat	—	W/O To Balcony
Bedroom 2	Main	—	Large Window, Closet, Hardwood Floor
Kitchen	Main	—	Breakfast Bar, B/I Oven, B/I Microwave
Living Room	Main	—	Hardwood Floor, 2 Way Fireplace, W/O To Balcony
Bedroom	Main	—	Combined w/Kitchen, Breakfast Bar, Hardwood Floor
Den	Main	—	W/O To Balcony, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.