



FOR SALE

CONDO APARTMENT

MLS# C13840088

25 Malcolm Road 606, Toronto, ON M4G 0C1

Leaside, Toronto · M4G 0C1

C\$ 720,000

2	2	750	1	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Chic Contemporary Residence in the Heart of Leaside. This bright and spacious split bedroom unit features an open-concept layout with floor-to-ceiling windows that flood the space with natural light. It has 9-foot ceilings and engineered hardwood floors. The modern kitchen is equipped with sleek cabinetry, beautiful quartz countertops, premium appliances, and a large island perfect for entertaining. The living area opens to a private 220 sq ft balcony with unobstructed south-facing views, ideal for relaxing or enjoying morning coffee. With generous bedroom space, ample storage, and high-end finishes throughout, this unit is a perfect blend of style and functionality. Located in a boutique mid-rise building that offers a refined living experience with only 60+ units spread across 7 floors. Residents enjoy access to a range of upscale amenities including a fitness centre, rooftop terrace with BBQs, concierge service, and a pet-friendly environment. The building's design emphasizes privacy and luxury, with thoughtfully curated common areas and secure underground parking. You will find amazing neighbours in the building, certainly some of the friendliest in the City. Nestled in the vibrant Leaside community, it is surrounded by an array of local conveniences and lifestyle offerings. Just steps away are charming cafes, gourmet restaurants, and boutique shops along Laird Drive and Bayview Avenue. The area boasts excellent schools, lush parks like Trace Manes Park, and easy access to public transit including the upcoming Eglinton Crosstown LRT. Whether you're looking for a peaceful residential vibe or urban connectivity, this location delivers the best of both worlds. See attached feature sheet for list of upgrades and inclusions.

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Park
- ✓ Public Transit
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,336
POSTAL CODE	M4G 0C1
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	7.64 x 3.40	Combined w/Dining, W/O To Terrace, Open Concept

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	7.64 x 3.40	Combined w/Living, Open Concept, Hardwood Floor
Kitchen	Ground	7.64 x 3.40	Combined w/Dining, Open Concept, Hardwood Floor
Bedroom	Ground	3.30 x 2.64	Walk-In Closet(s), Large Window, Hardwood Floor
Bedroom 2	Ground	3.17 x 2.74	W/O To Terrace, Large Closet, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.