



SUTTON GROUP-ADMIRAL REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13843170

35 Mercer Street 3011, Toronto, ON M5V 0V1

Waterfront Communities C1, Toronto · M5V 0V1

C\$ 679,000

2	2	650	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience elevated downtown living at Nobu Residences! This southwest-facing 2-bedroom, 2-bathroom suite offers approximately 652 sq. ft. of thoughtfully designed living space and panoramic city and skyline views from the 30th floor. Expansive windows fill the open-concept living, dining, and kitchen area with natural light, complemented by contemporary laminate flooring throughout. The sleek modern kitchen features quartz countertops and backsplash, pot lights, and premium built-in Miele appliances. The spacious primary bedroom offers a generous sliding-door closet and private 3-piece ensuite with a frameless glass walk-in shower, built-in vanity, and stylish tile flooring. The second bedroom features laminate flooring and another large sliding-door closet. A separate 4-piece bathroom and convenient in-suite laundry complete the functional layout. Residents enjoy an impressive collection of resort-inspired amenities, including 24-hour concierge, state-of-the-art fitness centre, yoga and spin studios, hot tub, cold plunge, dry sauna, steam room, massage and change rooms. Additional amenities include a rooftop terrace and garden, multiple BBQ and prep areas, party and private dining rooms, lounge, screening/media room, conference and meeting spaces, games lounge, bike storage, visitor parking, and outdoor basketball courtyard. Ideally located in Toronto's vibrant Entertainment District, you're moments from the CN Tower, Rogers Centre, Scotiabank Arena, Ripley's Aquarium, Roy Thomson Hall, AGO, ROM, Mount Sinai Hospital, celebrated restaurants, cafés, nightlife, and premier shopping. Enjoy easy access to Queens Quay and the waterfront, including Harbourfront Centre, Harbour Square Park, and Toronto Music Garden. Steps to Union Station and TTC service, with convenient access to the Gardiner Expressway, this exceptional residence puts the best of downtown Toronto right at your doorstep.

FEATURES

- ✓ Arts Centre
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

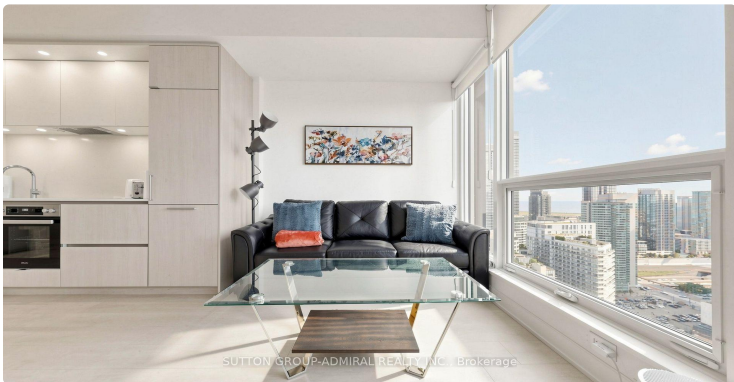
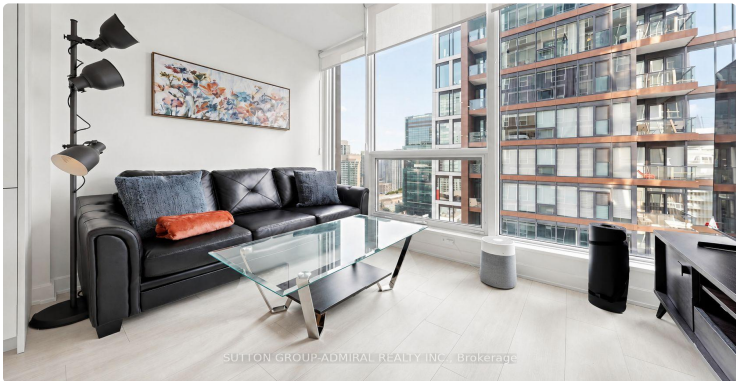
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
ANNUAL TAX	\$3,629
POSTAL CODE	M5V 0V1
NEIGHBOURHOOD	Waterfront Communities C1

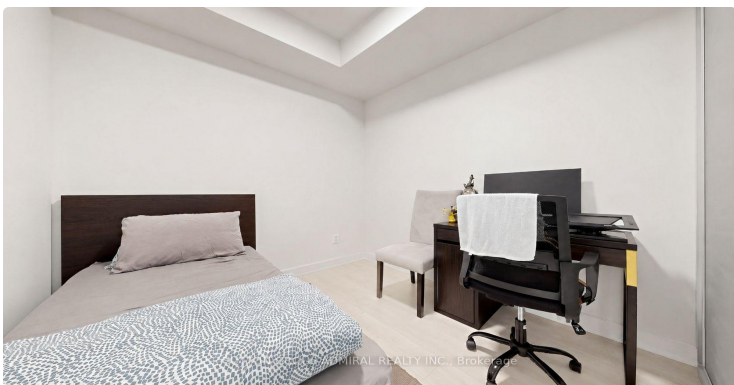
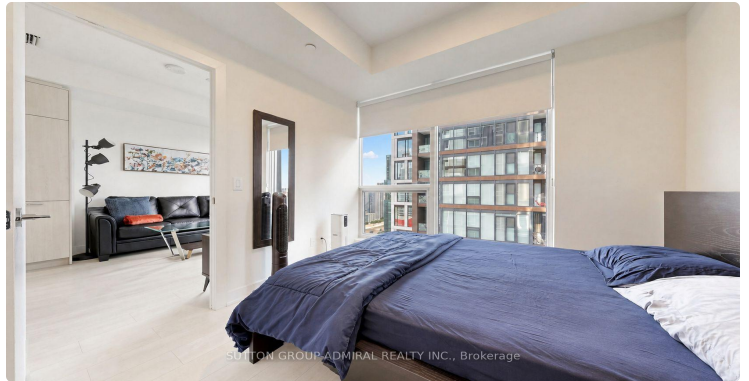
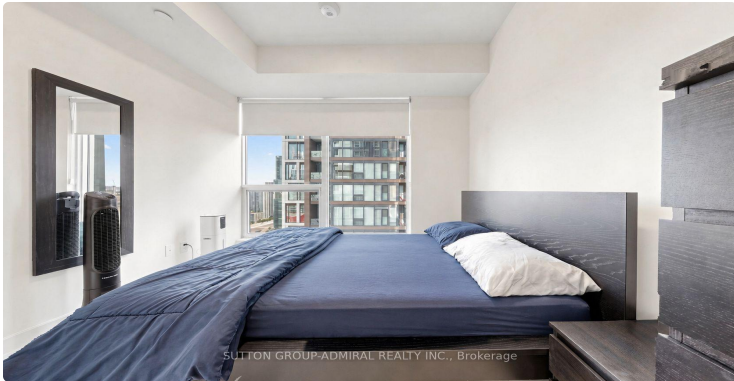
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Flat	—	4 Pc Bath, B/I Vanity, Tile Floor
Kitchen	Flat	—	Pot Lights, Quartz Counter, B/I Appliances

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Laminate, Combined w/Living, Open Concept
Primary Bedroom	Flat	—	Large Closet, Large Window, 3 Pc Ensuite
Bedroom 2	Flat	—	Laminate, Large Closet, Sliding Doors
Bathroom	Flat	—	3 Pc Bath, Separate Shower, B/I Vanity
Living Room	Flat	—	Laminate, Combined w/Dining, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.