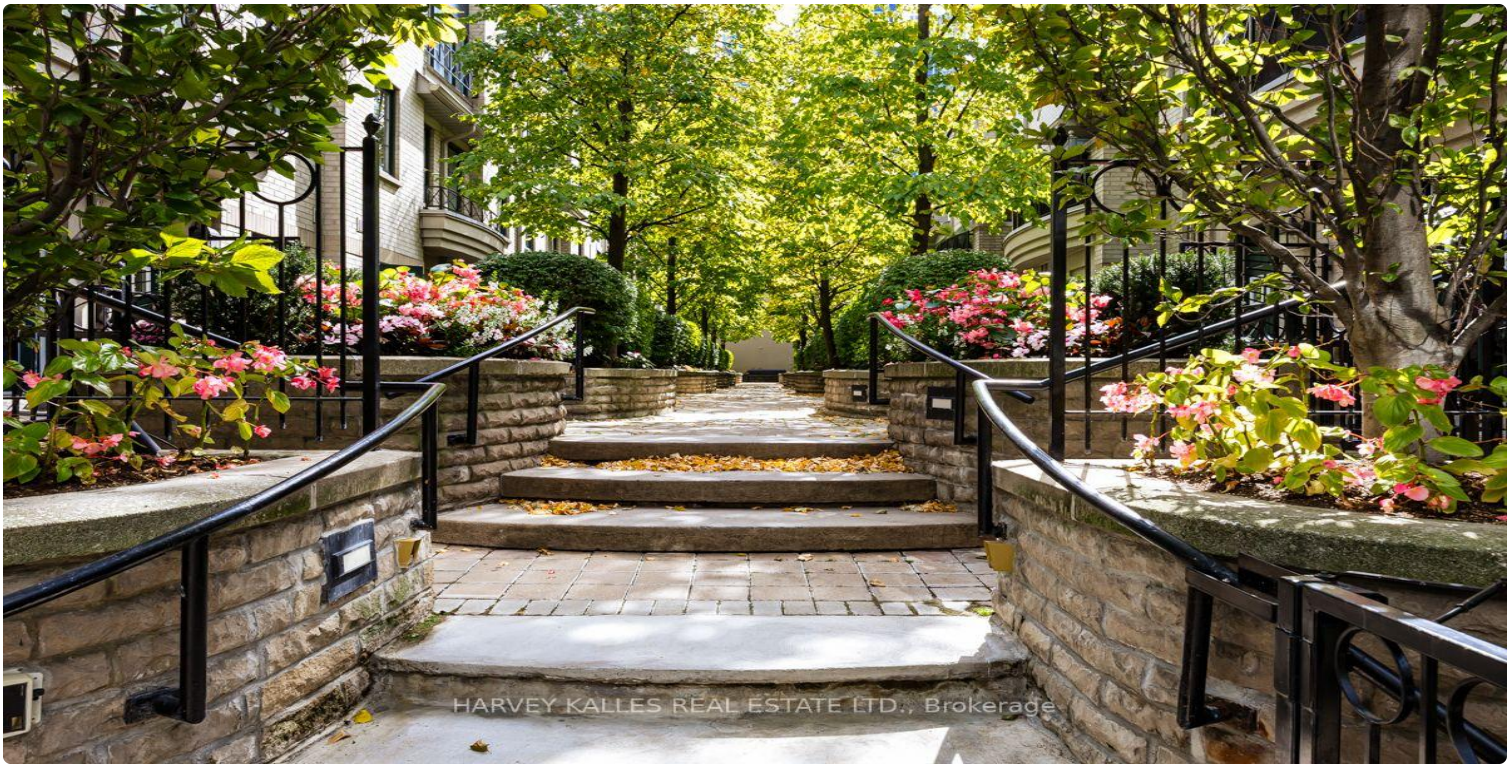




FOR SALE

CONDO TOWNHOUSE

MLS# C13844638

1 Baxter Street TH 9, Toronto, ON M4W 3W1

Rosedale-Moore Park, Toronto · M4W 3W1

C\$ 1,499,000

3	3	1,900	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity at The Courtyards at Rosedale, an intimate townhome community ideally situated between vibrant Yonge Street and the natural beauty of the Rosedale Valley. Offering approximately 2,211 sq. ft. of total interior space across five levels, including 1,810 sq. ft. above grade and a 401 sq. ft. finished lower level, this spacious residence combines the privacy of a home with the convenience of urban living. Enter through a secure, privately gated landscaped courtyard into the open concept main level featuring generous living and dining areas, hardwood floors and a cozy fireplace. The kitchen offers granite counters, a breakfast bar and walkout to a private patio, while the living room opens to a charming Juliette balcony. Both doors feature magnetic fly screens, allowing for wonderful fresh air flow. The second level offers two spacious bedrooms sharing a 5 piece bathroom, while the entire third floor is dedicated to a private primary retreat with a walk in closet and generous 6 piece ensuite. The versatile fourth floor loft is ideal for a home office, gym or additional living space and features its own sink, a unique feature within the complex. Step outside to the newly renovated rooftop terrace, complete with a gas BBQ line and picturesque views overlooking the Don Valley and Rosedale Valley Road. The finished basement includes a 3 piece bathroom, laundry and direct access to the underground garage, with your parking space conveniently located just outside your door. Steps to Rosedale subway, Ramsden Park and neighbourhood trails, with Evergreen Brick Works nearby and Yorkville's exceptional shops, restaurants and cafés within easy reach. An outstanding opportunity offering generous space, privacy, multiple outdoor retreats and an exceptional midtown location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	Multi-Level
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1800-1999 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,474
POSTAL CODE	M4W 3W1
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

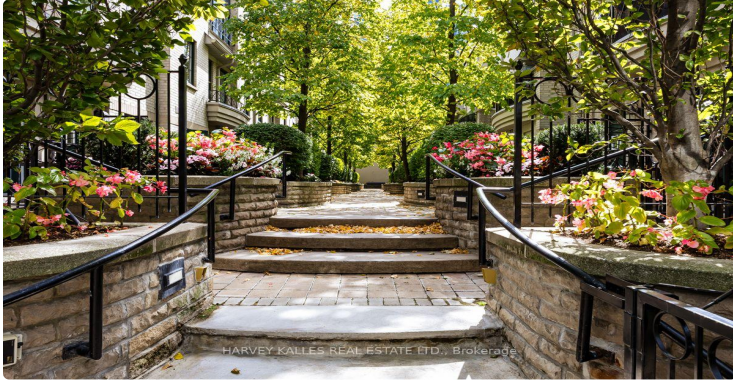
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet

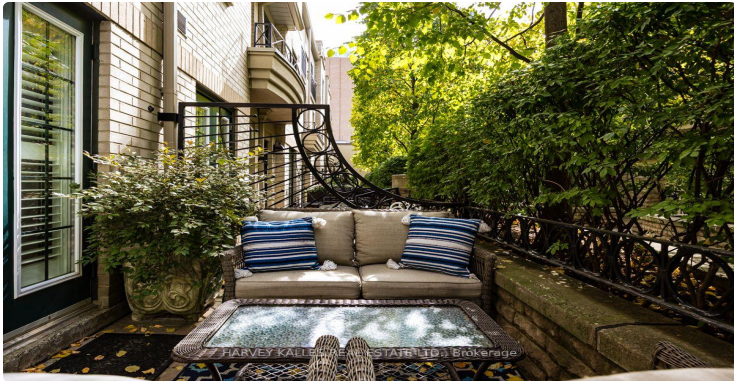
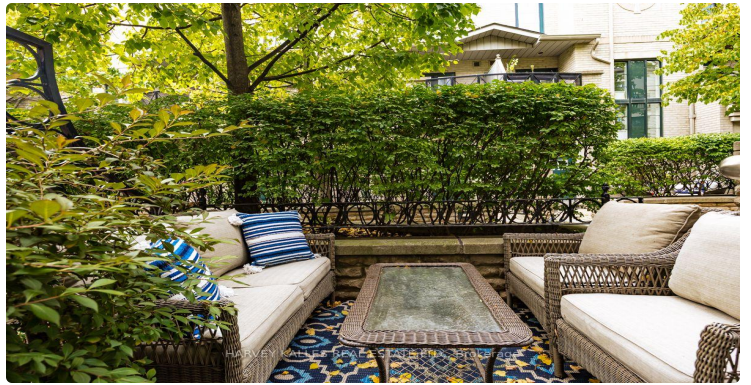
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HARVEY KALLES REAL ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Breakfast Bar, W/O To Patio
Dining Room	Main	—	Hardwood Floor, Open Concept
Living Room	Main	—	Hardwood Floor, Fireplace, Juliette Balcony
Bedroom 2	Second	—	Broadloom, Closet, Window
Bedroom 3	Second	—	Broadloom, Closet, Window
Primary Bedroom	Third	—	6 Pc Ensuite, Walk-In Closet(s), Cathedral Ceiling(s)
Loft	Upper	—	Bar Sink, Sliding Doors, W/O To Terrace
Recreation	Lower	—	Broadloom, B/I Shelves, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

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.