



FOR SALE

CONDO APARTMENT

MLS# C13847120

77 Mutual Street 401, Toronto, ON M5B 0B9

Church-Yonge Corridor, Toronto · M5B 0B9

C\$ 449,000

2	1	550	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

*** 2-BEDROOM FUNCTIONALITY WITHOUT THE 2-BEDROOM PRICE TAG !*** This unique 1 bedroom +Den at 77 Mutual St. offers exceptional value-the oversized den is comparable in size to many second bedrooms, giving you the flexibility and function of a 2-bedroom while buying at a 1+Den price point! Bright and modern with approx. 515 sq. ft., 9-ft ceilings and floor-to-ceiling windows providing an abundance of natural light throughout the unit. The spacious den is ideal as a second sleeping area, nursery, home office or guest room. Enjoy 24-hr concierge, gym, yoga studio, party room, business & study lounges and outdoor BBQ area. Steps to Eaton Centre, Dundas Subway, TMU, U of T, George Brown, Financial District, restaurants, shopping & 24-hr TTC. BEST BANG FOR YOUR BUCK-SEE THE LAYOUT FOR YOURSELF!

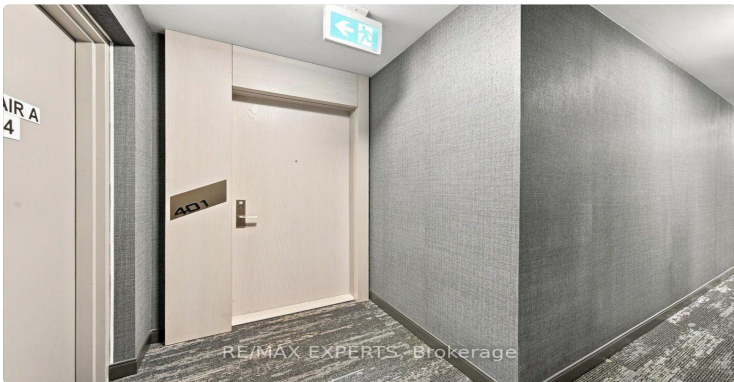
PROPERTY DETAILS

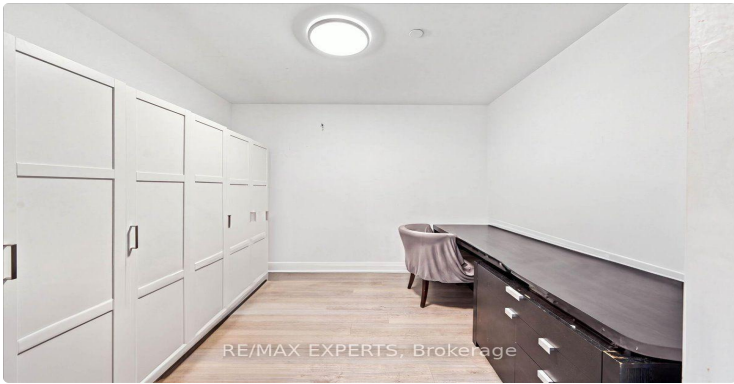
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
ANNUAL TAX	\$2,896
POSTAL CODE	M5B 0B9
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Quartz Counter, Centre Island, Backsplash
Living Room	Flat	—	Laminate, Balcony, Open Concept
Den	Flat	—	Laminate
Primary Bedroom	Flat	—	Laminate, Closet, Window

GALLERY





Pavel Shaganenko

RE/MAX EXPERTS

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.