



RE/MAX ROUGE RIVER REALTY LTD., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13866770

35 Saranac Boulevard 330, Toronto, ON M6A 2G4

Englemount-Lawrence, Toronto · M6A 2G4

C\$ 394,900

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

ABOUT THIS PROPERTY

Welcome to Cranbrooke Village Condos, a modern mid-rise residence tucked away in a quiet, tree-lined neighbourhood while offering exceptional convenience to everything the city has to offer. This bright and spacious one-bedroom suite features a thoughtfully designed layout with a separate dining area, an open-concept living space, and laminate flooring throughout. The living room walks out to a private balcony, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. The generous primary bedroom offers ample closet space & a comfortable retreat. Residents enjoy an excellent selection of amenities, including a fully equipped fitness centre, a rooftop terrace with BBQs and panoramic city views, a party-room, visitor parking, bike storage, and an on-site superintendent. Ideally located just minutes from Highway 401, Lawrence West Subway Station, Yorkdale Shopping Centre, parks, restaurants, grocery stores, and everyday conveniences, with TTC bus service just steps from the building. A fantastic opportunity for first-time buyers, downsizers, or investors looking for a well-connected Toronto location. Some photos virtually staged.

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,187
POSTAL CODE	M6A 2G4
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Laminate
Living Room	Flat	—	Laminate, W/O To Balcony
Dining Room	Flat	—	Laminate, Combined w/Living
Bedroom	Flat	—	Laminate, Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ROUGE RIVER REALTY LTD.

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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.