



FOR SALE

CONDO APARTMENT

MLS# C13873366

40 Homewood Avenue 316, Toronto, ON M4Y 2K2

Cabbagetown-South St. James Town, Toronto · M4Y 2K2

C\$ 530,000

2	1	650	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Unit 316 at 40 Homewood Ave a bright, well-kept corner 2-bedroom suite offering a rare sense of calm in the heart of downtown Toronto. Floor-to-ceiling windows in every room frame mature trees and bring in beautiful natural light, while updated closet doors and a well-maintained kitchen make this home move-in ready. This exceptionally well-managed building offers a welcoming community and an impressive collection of amenities, including a heated indoor pool, sauna, gym, updated party room and outdoor BBQ area. Maintenance fees include high-speed internet, cable TV and all utilities an added convenience and value. Ideally located minutes from Cabbagetown, Yonge & Bloor, Wellesley and College subway stations, Loblaws, LCBO, TMU and U of T. A little calm in the middle of everything and a move-in-ready opportunity in the heart of Toronto.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Public Transit

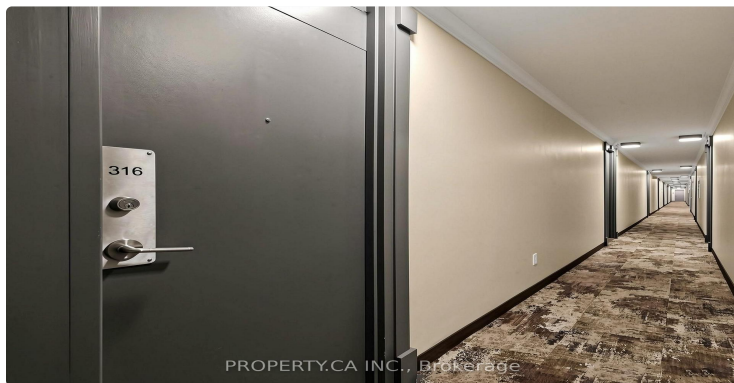
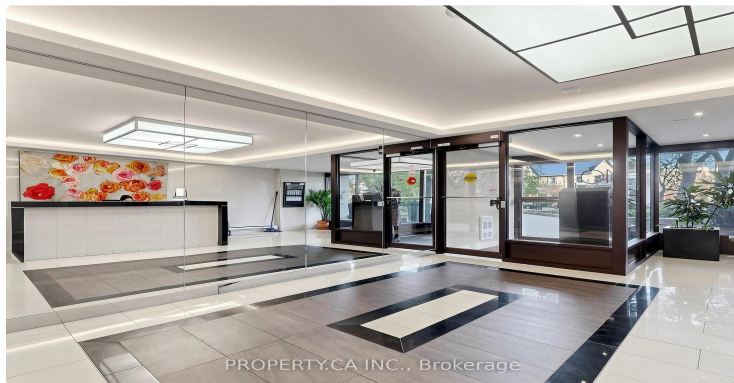
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	51-99 years
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,317
POSTAL CODE	M4Y 2K2
NEIGHBOURHOOD	Cabbagetown-South St. James Town

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Backsplash, Stone Counters, Tile Floor
Living Room	Main	—	Window Floor to Ceiling, Carpet Free, Open Concept
Primary Bedroom	Main	—	Ceiling Fan(s), Carpet Free, Window Floor to Ceiling
Bedroom 2	Main	—	Ceiling Fan(s), Carpet Free, Window Floor to Ceiling

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

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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.