



FOR SALE

CONDO APARTMENT

MLS# C13987048

# 2 Augusta Avenue 202, Toronto, ON M5V 0T3

Waterfront Communities C1, Toronto · M5V 0T3

C\$ 449,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 1        | 1         | 250   | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to boutique living in the heart of Toronto's vibrant Fashion District. This beautifully designed 1-bedroom suite is located in an intimate building with just 13 storeys and approximately 108 units, offering a sense of community while being surrounded by the energy of downtown living. The thoughtfully designed layout maximizes every square foot and features modern finishes, floor-to-ceiling windows, a spacious bedroom with a large closet, and a stylish bathroom. The contemporary kitchen is equipped with premium appliances, and in-suite laundry adds everyday convenience. A Juliette balcony and expansive east-facing windows flood the space with natural light throughout the day. Ideally situated steps from Queen Street West, Trinity Bellwoods Park, Kensington Market, and some of the city's best restaurants, cafés, and boutiques. Commuting is effortless with convenient access to both the Queen and Spadina streetcar lines. Building amenities include a fully equipped fitness centre and a party/meeting room, making this an exceptional opportunity to enjoy downtown Toronto living at its finest.

### FEATURES

- ✓ Fireplace
- ✓ Public Transit
- ✓ School

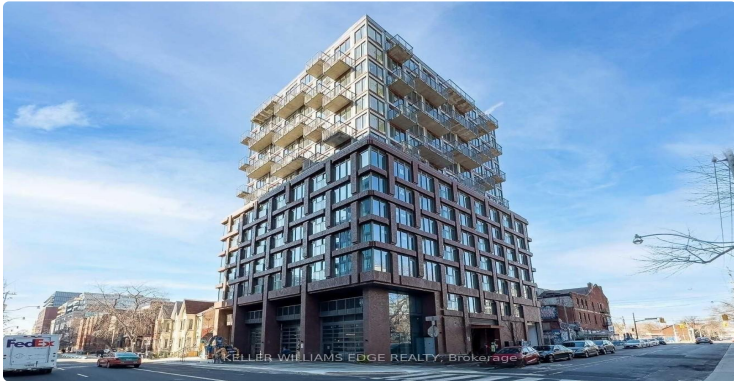
### PROPERTY DETAILS

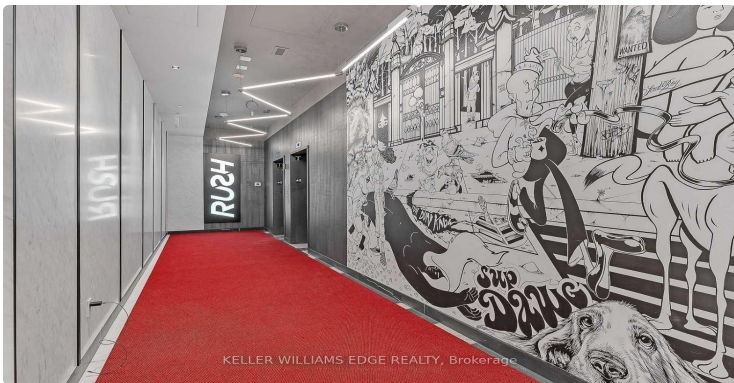
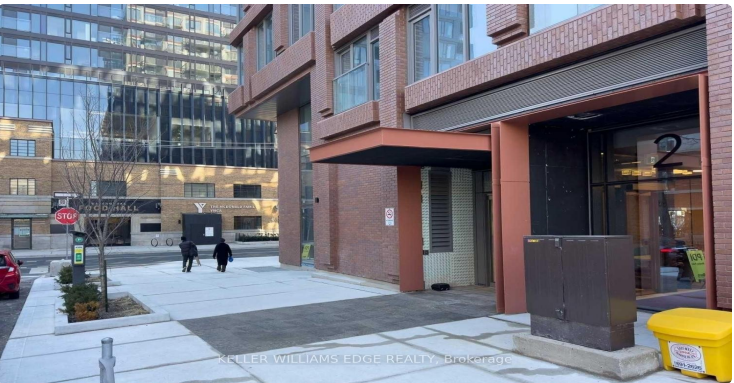
|                |                           |
|----------------|---------------------------|
| PROPERTY TYPE  | Condo Apartment           |
| LISTING STATUS | For Sale                  |
| STYLE          | Apartment                 |
| PROPERTY TYPE  | Condo Apartment           |
| AREA RANGE     | 0-499 sqft                |
| ANNUAL TAX     | \$2,933                   |
| POSTAL CODE    | M5V 0T3                   |
| NEIGHBOURHOOD  | Waterfront Communities C1 |

## ROOM BREAKDOWN

| ROOM     | LEVEL | DIMENSIONS | FEATURES                                         |
|----------|-------|------------|--------------------------------------------------|
| Bedroom  | —     | —          | Large Closet, East View, Window Floor to Ceiling |
| Kitchen  | —     | —          | Combined w/Living, Juliette Balcony, East View   |
| Bathroom | —     | —          | B/I Vanity, 4 Pc Bath, Tile Floor                |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.