



HARVEY KALLES REAL ESTATE LTD., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14008734

1717 Avenue Road 420, Toronto, ON M5M 0A2

Bedford Park-Nortown, Toronto · M5M 0A2

C\$ 849,800

2	1	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prestigious Boutique Condo, Exceptional Location & Premium Service. Welcome to 1717 Avenue Road, a one-of-a-kind building where sophisticated urban living meets comfort, convenience and excellent service. Situated in an incredibly walkable location with a walk score of 90, this home is surrounded by an outstanding selection of restaurants, cafes, shops, boutiques and everyday conveniences. Everything you need is right outside your door. This thoughtfully designed floor plan maximizes comfort and functionality. The beautiful kitchen is an inviting space for everyday living and entertaining. The generously sized bedroom features custom wall storage units, cabinetry, and built-in shelving in the closet for ample storage. The spacious living room has a walk-out to the private balcony with beautiful, unobstructed Eastern views, perfect for morning coffee, outdoor dining or relaxing while enjoying the view. Included is a dedicated gas line for your BBQ. A particularly desirable feature is the enclosed den, thoughtfully customized with a built-in office desk, cabinetry and shelving, a dedicated room ideal as a home office, study, or quiet workspace. With additional built in shelving in the laundry room, this home offers substantial storage and organization. Additional features include 9ft ceilings, hardwood flooring and elegant crown molding. The building is a major part of what makes this residence so special. This is a quiet, very well-managed community with premium amenities, excellent security and a level of personalized service rarely found in condominium living. Residents enjoy valet parking and premium concierge service. There is an active social committee and community programming for residents. The party room is fabulous. Hallways have recently been elegantly updated with new wallpaper, carpet, door paint and light fixtures. 1 parking space & 1 storage locker included. Maintenance fees include Internet and cable TV.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,013
POSTAL CODE	M5M 0A2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Centre Island, Hardwood Floor, Stainless Steel Appl

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living, Open Concept, Crown Moulding
Living Room	Main	—	Fireplace, Hardwood Floor, W/O To Balcony
Primary Bedroom	Main	—	Closet Organizers, B/I Closet, Large Window
Den	Main	—	B/I Desk, B/I Closet, Double Doors

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.