



FOR SALE

CONDO APARTMENT

MLS# C14028570

12 York Street 2307, Toronto, ON M5J 0A9

Waterfront Communities C1, Toronto · M5J 0A9

C\$ 714,800

3	2	750	1	6-10	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime downtown living at its finest. Welcome to Unit 2307 at the iconic Ice Condos, located at 12 York Street right across from Union Station and Scotiabank Arena and just steps to Rogers Centre (8 min walk), Harbourfront Centre (7 min walk), the Financial District (9 min walk), the Entertainment District (9 min walk) and the Martin Goodman Trail (6 min walk). This unbeatable location offers unmatched convenience, connectivity, and lifestyle. Situated on the 23rd floor, this bright corner suite features a spacious 2+1 bedroom, 1.5 bathroom layout with 9 ft ceilings and floor-to-ceiling windows throughout, filling the home with abundant natural light. The open-concept design is complemented by a large wraparound balcony offering stunning city views with a partial lake view - perfect for relaxing or entertaining. The modern kitchen is equipped with built-in appliances and granite countertops, seamlessly flowing into the living area. The bright living room and primary bedroom both feature walkouts to the balcony. Both bedrooms are generously sized and comfortably accommodate queen beds, while the den provides flexible space for a home office. A 4-piece main bathroom, convenient powder room, in-suite laundry, one underground parking space, and one locker complete the unit. Residents enjoy a full suite of premium amenities, including a rooftop deck, indoor pool, jacuzzi, spa, gym, sauna, yoga studio, media room, party and meeting rooms, guest suites, and an indoor children's play area. An excellent investment opportunity, this unit has a long-term tenant in place since 2017 who is willing to stay, offering strong and reliable rental income in one of Toronto's most sought-after locations.

FEATURES

- ✓ Garage
- ✓ Lake/Pond
- ✓ Marina
- ✓ Public Transit
- ✓ Skiing
- ✓ Waterfront
- ✓ Arts Centre

PROPERTY DETAILS

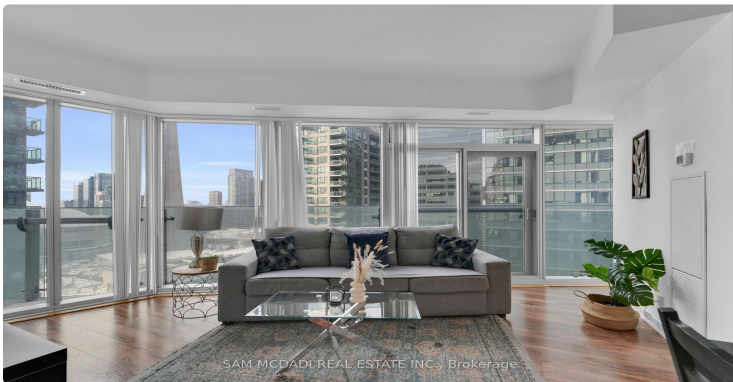
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,653
POSTAL CODE	M5J 0A9
NEIGHBOURHOOD	Waterfront Communities C1

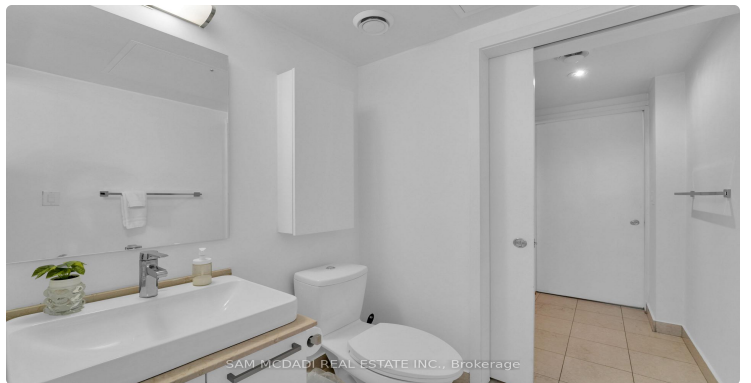
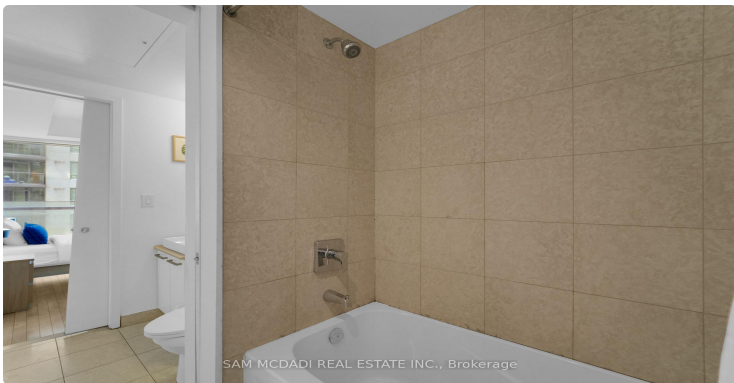
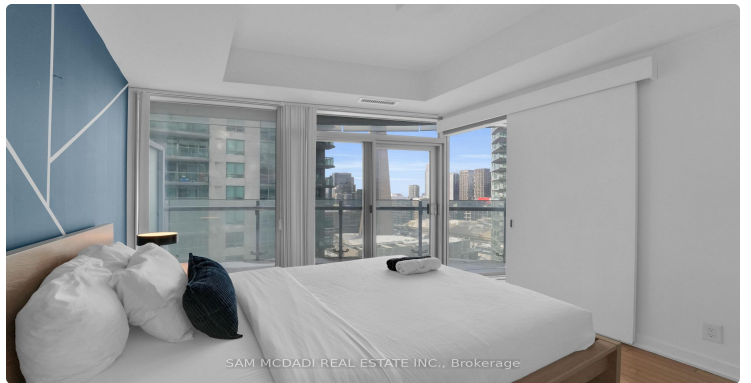
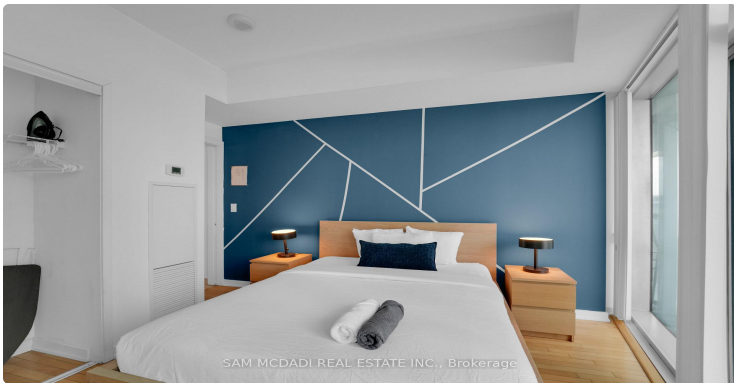
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	B/I Appliances, Granite Counters, Tile Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Combined w/Living, Combined w/Kitchen, Laminate
Living Room	Flat	—	Window Floor to Ceiling, W/O To Balcony, Laminate
Primary Bedroom	Flat	—	Window Floor to Ceiling, W/O To Balcony, Hardwood Floor
Bedroom 2	Flat	—	Window Floor to Ceiling, Closet, Hardwood Floor
Den	Flat	—	Laminate

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.