



FOR SALE

CONDO APARTMENT

MLS# C14083940

70 Montclair Avenue 203, Toronto, ON M5P 1P7

Forest Hill South, Toronto · M5P 1P7

C\$ 999,000

4	2	1,700	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover this spacious and thoughtfully designed south-west-facing 3-bedroom plus den residence in the highly sought-after Forest Hill neighbourhood of Toronto. Offering approximately 1,630 square feet of well-proportioned living space, this home combines generous dimensions with versatile living areas, making it equally suited to comfortable everyday living and effortless entertaining. Abundant natural light fills the home throughout the day, enhanced by the desirable south-facing exposure that creates a bright, warm, and inviting atmosphere. The three spacious bedrooms offer ample room for family and guests, while the oversized walk-through den, complete with a closet, provides exceptional flexibility. Ideal as a home office, study, guest room, or additional living space, it can also be easily adapted to accommodate a fourth bedroom. Set within the established and prestigious Forest Hill community, this residence offers an enviable lifestyle surrounded by beautiful tree-lined streets, mature greenery, nearby parks, excellent schools, and a wealth of convenient amenities. Enjoy the charm and convenience of Forest Hill Village right outside your door, with cafés, restaurants, boutique shops, specialty grocers, pharmacy, fitness studios, salons, and everyday essentials all within an easy stroll. With its welcoming residential character and true village atmosphere in the heart of Toronto, this is a rare opportunity to enjoy space, flexibility, and an exceptional location. Maintenance includes most utilities, internet, cable, an exclusive locker, exclusive parking, an in-house superintendent, and more. In-unit laundry and hallway updates are planned and accounted for in 2027! Now is the time to invest in this wonderful building! Don't miss the opportunity to make this beautiful residence your new home, right in the heart of Forest Hill Village.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

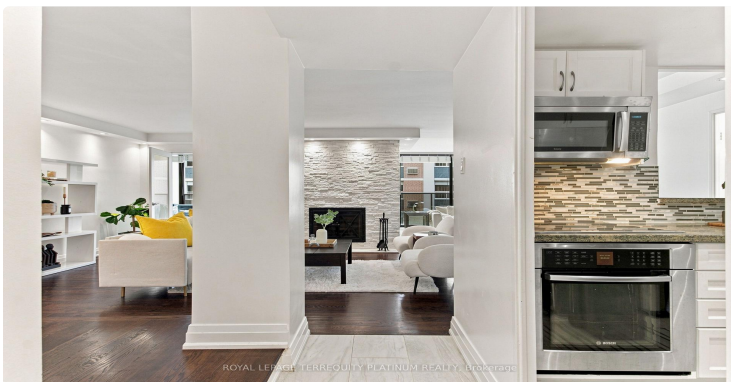
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,118
POSTAL CODE	M5P 1P7
NEIGHBOURHOOD	Forest Hill South

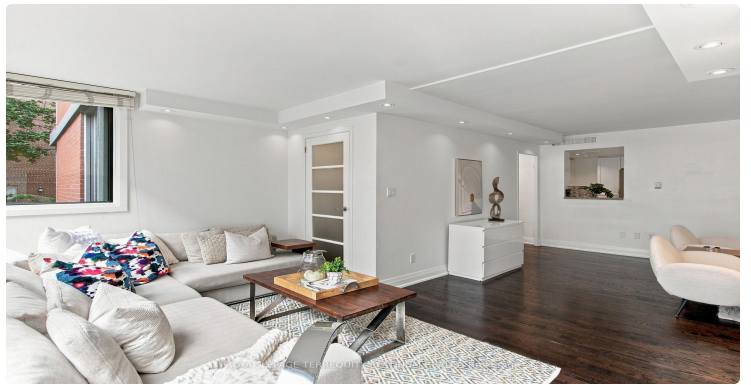
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Fiat	—	Stainless Steel Appl, B/i Appliances, Pass Through

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Open Concept, Raised Floor, Hardwood Floor
Living Room	Flat	—	Open Concept, Fireplace Insert, Hardwood Floor
Family Room	Flat	—	Window Floor to Ceiling, Recessed Lighting, Hardwood Floor
Primary Bedroom	Flat	—	4 Pc Ensuite, B/I Closet, Hardwood Floor
Bedroom 2	Flat	—	Walk-In Closet(s), B/I Shelves, Heated Floor
Bedroom 3	Flat	—	French Doors, Closet, Hardwood Floor
Den	Flat	—	Walk-Thru, Closet, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.