



FOR SALE

CONDO APARTMENT

MLS# C14087580

35 Saranac Boulevard 224, Toronto, ON M6A 2G4

Englemount-Lawrence, Toronto · M6A 2G4

C\$ 450,000

2	1	650	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Step into this impeccably maintained 1-bedroom + den suite (670 sq. ft.) located in the highly desirable Cranbrooke Village. Designed with a functional open-concept layout, this residence is complemented by floor-to-ceiling windows that fill the living and dining areas with abundant natural light while offering expansive, unobstructed views. The contemporary kitchen is both stylish and practical, featuring ample cabinetry, a convenient breakfast bar, and elegant blue finishes. The generously sized bedroom includes a large closet and full-height window, while the versatile den-enhanced by a full wall of custom closets-provides an ideal space for a home office or additional living area. Enjoy your private balcony, perfect for morning coffee or evening relaxation. Residents benefit from a selection of premium amenities, including a rooftop BBQ terrace, fully equipped fitness centre, and a sophisticated party room for entertaining. Ideally situated in a quiet yet well-connected neighbourhood, this residence is just steps to shops, restaurants, Lawrence Plaza, parks, and community centres. Convenient access to TTC transit, Highway 401, and Allen Road ensures seamless commuting. This bright, carpet-free, move-in ready suite offers an exceptional blend of comfort, style, and convenience. Low maintenance fees within this LEED Gold-certified building further enhance its appeal, delivering an eco-conscious and effortless lifestyle.

FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

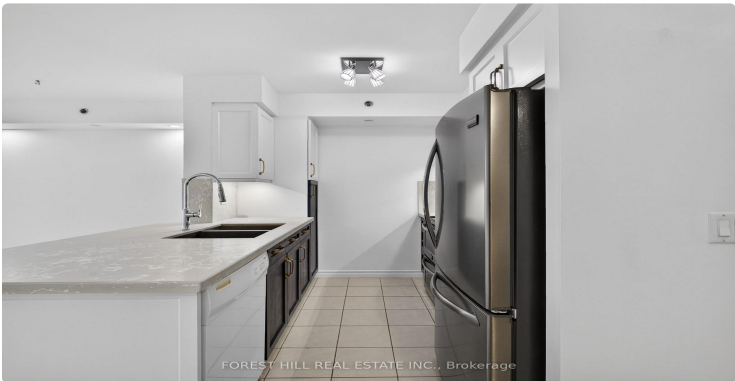
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,473
POSTAL CODE	M6A 2G4
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Open Concept, Pot Lights, Laminate
Living Room	Flat	—	W/O To Balcony, Open Concept, Laminate
Den	Flat	—	B/I Closet, Separate Room, Laminate
Primary Bedroom	Flat	—	Large Window, Closet Organizers, Laminate
35 Saranac Boulevard 224, Toronto, ON M6A 2G4			FOREST HILL REAL ESTATE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Quartz Counter, Breakfast Bar, Open Concept

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.