



FOR SALE

CONDO APARTMENT

MLS# C14090044

45 Charles Street E 802, Toronto, ON M4Y 1S2

Church-Yonge Corridor, Toronto · M4Y 1S2

C\$ 699,000

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

ABOUT THIS PROPERTY

Experience modern downtown living at Chaz Yorkville! This beautifully renovated 2-bedroom, 2-bathroom southwest corner suite features soaring 10-foot ceilings, floor-to-ceiling windows, and abundant natural light. The living area features sliding doors, offering a flexible layout that can easily accommodate different needs, whether for entertaining, working from home, or creating a third bedroom. Recent upgrades include brand-new flooring, updated baseboards and door frames, fresh paint throughout, new bathroom vanities, and a recently replaced washer and dryer. Residents enjoy exceptional amenities, including 24-hour concierge service, a fully equipped fitness centre, yoga/Pilates studio, massage chairs, hydro-massage bed, guest suites, party room, BBQ area, and the exclusive two-storey C.H.A.Z. Club Lounge with a 36th-floor outdoor terrace offering spectacular city views. Ideally located just steps from Yonge and Bloor subway stations, Yorkville, the University of Toronto, Toronto Metropolitan University, shopping, restaurants, and entertainment. Move-in ready and an excellent opportunity to enjoy downtown living!

FEATURES

✔ Garage

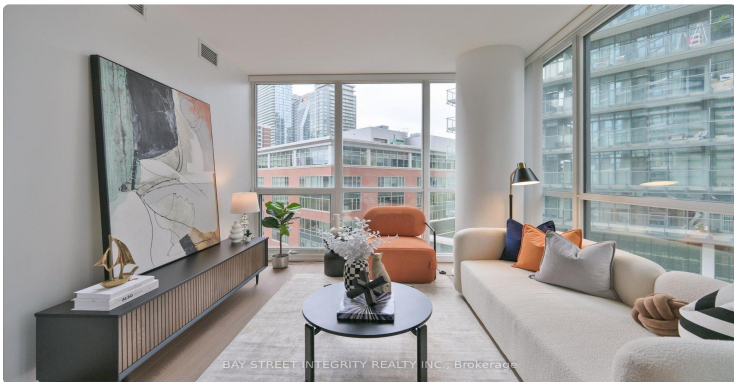
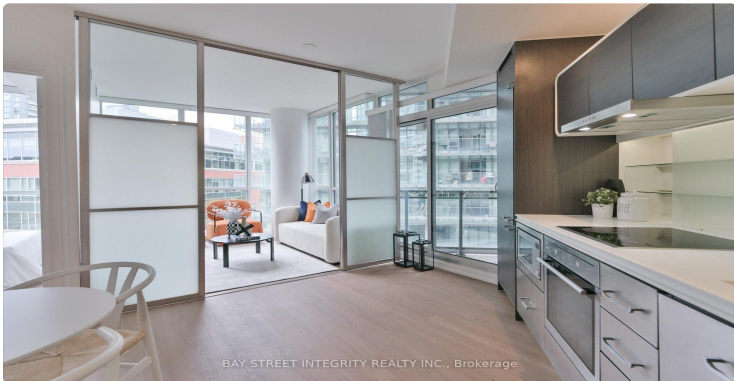
PROPERTY DETAILS

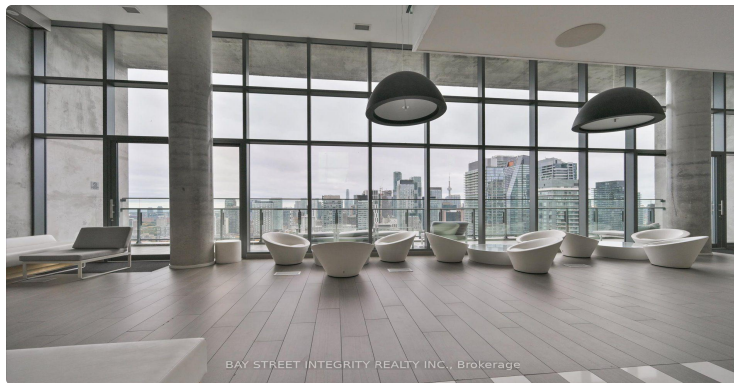
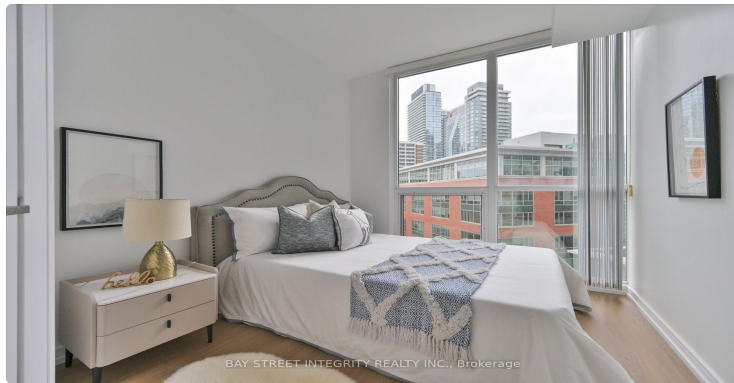
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,732
POSTAL CODE	M4Y 1S2
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet
Kitchen	Main	—	Combined w/Dining
Living Room	Main	—	—
Primary Bedroom	Main	—	3 Pc Ensuite, Closet
Bedroom 2	Main	—	Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

BAY STREET INTEGRITY REALTY INC.

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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.