



RE/MAX ULTIMATE REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14105312

40 Sylvan Valleyway Way 308, Toronto, ON M5M 4M3

Bedford Park-Nortown, Toronto · M5M 4M3

C\$ 975,000

2	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prepare to be wowed! Brand new total renovation just completed in demand Bedford Glen! Welcome to this beautiful two storey condo, feels like a home with none of the work! Gorgeous kitchen with honed stone counters, huge center island, convenient breakfast bar, spacious living and dining rooms, all LED lights on dimmers, custom glass railings with stainless steel rails, w/o to delightful terrace where you can enjoy BBQing all year round. Brand new terrace stonework. Smooth ceilings, beautiful custom doors with polished nickel hardware. Kitchen has a Blanco scratch resistant custom sink and built-in appliances including a wine fridge. Powder room has honed stone counters and beautiful wood and nickel hardware. Upstairs enjoy a bright primary bedroom with luxurious drawers etc. in the walk-in closet, plus a second similarly outfitted closet adjacent. Spa-like five piece new bathroom with huge walk-in shower and custom cabinetry. Second bedroom is bright with large picture window, and there is the wonderful convenience of a large 2nd floor laundry room complete with convenient folding counter. Stroll to Avenue Road shops/restaurants, Pusateri's, Shopper's (open to midnight) . Easy access to TTC and subway, and 5 minutes to the 401. Parking and locker complete this dream condo. Bedford Glen offers easy carefree living in a demand neighbourhood and yet is peaceful and serene - an oasis in the city!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Electric Car Charger
- ✓ Cul de Sac/Dead End

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
BASEMENT	Other
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,845
POSTAL CODE	M5M 4M3
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

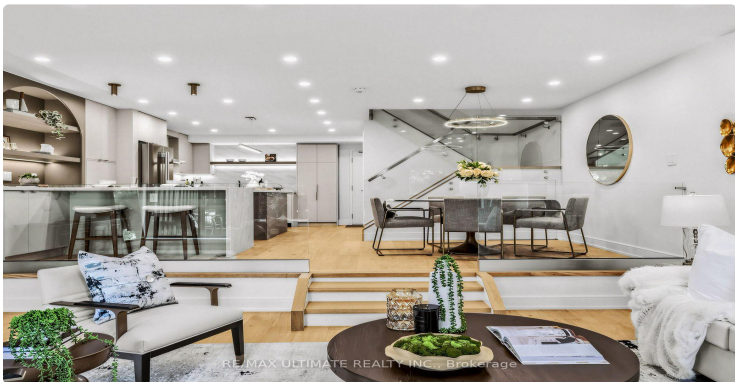
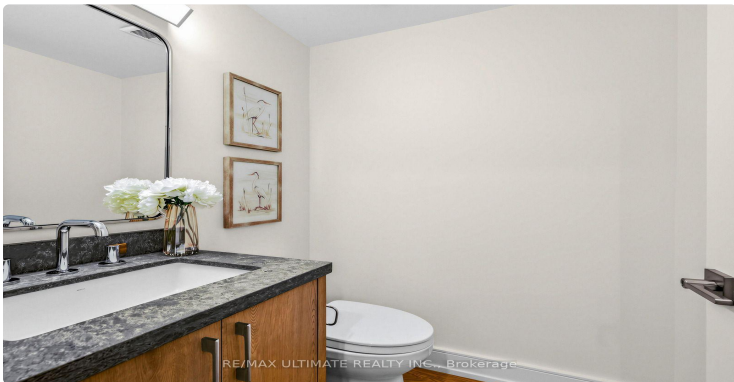
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Hardwood Floor, W/O To Terrace, Sunken Room
Dining Room	Flat	—	Hardwood Floor, 2 Pc Bath, Open Concept
Kitchen	Flat	—	Renovated, B/I Appliances, Centre Island

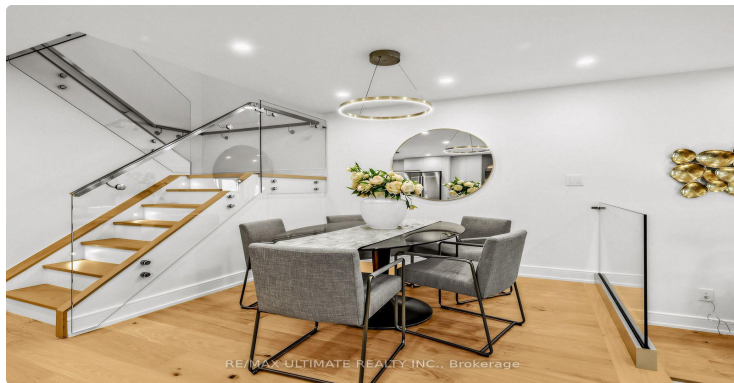
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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Hardwood Floor, Closet Organizers, 5 Pc Bath
Bedroom 2	Second	—	Hardwood Floor, Picture Window
Laundry	Second	—	B/I Desk, B/I Shelves
Other	Flat	—	—

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.