



FOR SALE

CONDO APARTMENT

MLS# C14111076

31 Tippett Road 1602, Toronto, ON M3H 0C8

Clanton Park, Toronto · M3H 0C8

C\$ 399,900

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

ABOUT THIS PROPERTY

Welcome to Southside at Gramercy Park! This bright, updated 2+1 bedroom, 2-bathroom suite offers sleek contemporary finishes, sun-filled living spaces, and spectacular panoramic city views from your private balcony. The functional open-concept layout features a generous den/study area-perfect for working from home-alongside an upgraded modern kitchen equipped with stainless steel appliances, premium cabinetry, a prep island, and convenient ensuite laundry. The primary bedroom serves as a private retreat complete with floor-to-ceiling windows and a modern 4-piece ensuite bath. Includes 1 dedicated parking space and 1 storage locker. Residents enjoy exceptional hotel-style building amenities: 24-hour concierge, grand lobby lounge, outdoor pool and sun deck, dedicated pet spa, fully equipped gym and yoga studio, kids' playroom, library lounge, guest suites, and underground visitor parking. Prime, highly connected North York location just steps to Wilson Subway Station for a swift 20-minute commute to downtown Toronto. Unbeatable highway access to Hwy 401 and the Allen Expressway (15 minutes to Pearson Airport). Minutes to Costco, big-box retailers, top local cafes, diverse dining, and Rogers Stadium. Turnkey luxury, style, and total convenience in one vibrant address!

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

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	\$3,280
POSTAL CODE	M3H 0C8
NEIGHBOURHOOD	Clanton Park

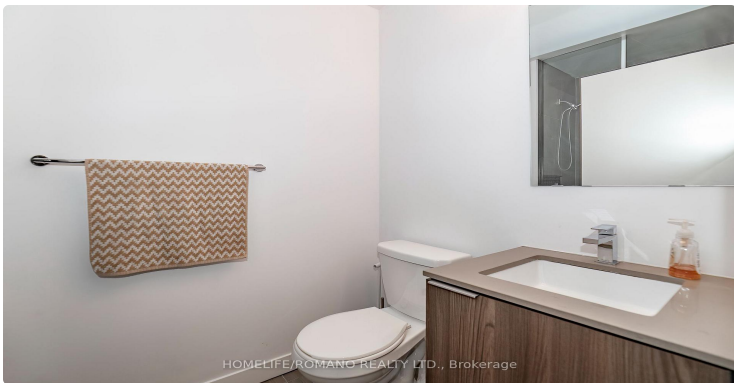
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, W/O To Balcony, Laminate
Dining Room	Flat	—	Combined w/Living, Laminate
Kitchen	Flat	—	Centre Island, Stainless Steel Appl, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	4 Pc Ensuite, Closet, Laminate
Bedroom 2	Flat	—	Window, Closet, Laminate
Study	Flat	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/ROMANO REALTY LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.