



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14113126

40 Homewood Avenue 414, Toronto, ON M4Y 2K2

Cabbagetown-South St. James Town, Toronto · M4Y 2K2

C\$ 449,000

1	1	650	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some condos just feel good the moment you walk in. Suite 414 is one of them. One of the building's largest one-bedroom layouts, this beautifully bright and thoughtfully updated suite offers exceptional value, with mature trees just beyond the windows creating a sense of calm that feels remarkably removed from the city below. Facing east, the windows look directly into a canopy of mature trees, giving the entire space a private, almost treehouse-like feel that's especially lovely in the morning light. The renovated kitchen is beautifully considered and designed to work effortlessly with the living and dining spaces, while hardwood floors run throughout. Step outside from the dining room onto your private balcony - morning coffee highly encouraged. The spacious bedroom features a generous double closet, while a second double closet in the entry and an exclusive-use locker provide plenty of additional storage. Exceptionally well managed, the building has a true sense of community alongside amenities that feel decidedly more hotel than condo: a heated indoor pool, 24-hr concierge, sauna, updated party room, gym and outdoor BBQ area - to name a few. Maintenance fees are all-inclusive, even cable and high-speed internet, and parking is available to rent. For a first-time buyer, it's a smart way into the market without compromising on space. For a downsizer, there's room to live comfortably and a genuine sense of community. And as a pied-à-terre? You'd be hard-pressed to find a more convenient home base. Minutes from Cabbagetown, Yonge & Bloor, Wellesley and College subway stations, Loblaws, LCBO, TMU and U of T. A little calm, right in the middle of everything.

FEATURES

- ✓ Hospital
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Public Transit
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
ANNUAL TAX	\$2,325
POSTAL CODE	M4Y 2K2
NEIGHBOURHOOD	Cabbagetown-South St. James Town

ROOM BREAKDOWN

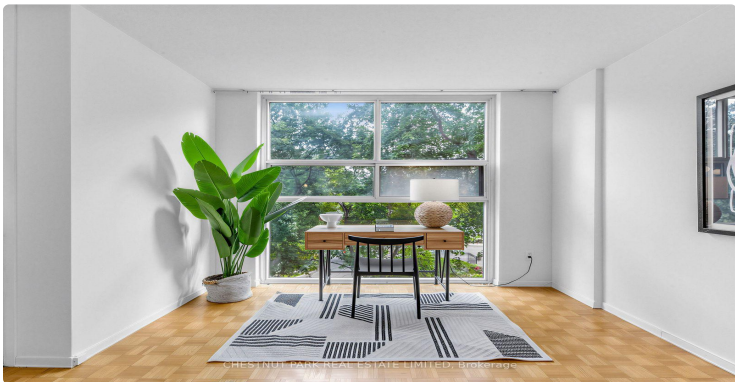
ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Flat	—	Double Closet, Hardwood Floor, East View
Dining Room	Flat	—	W/O To Balcony, East View, Hardwood Floor
Kitchen	Flat	—	Renovated, Stainless Steel Appl, Tile Floor

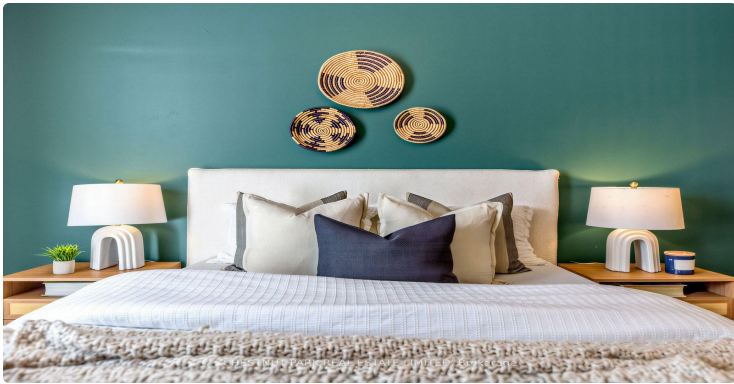
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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	East View, Combined w/Dining, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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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.