



RE/MAX REALTRON REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14118890

47 Mutual Street 2006, Toronto, ON M5B 0C6

Church-Yonge Corridor, Toronto · M5B 0C6

C\$ 439,000

1	1	550	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to modern downtown living at Garden District Condos! This immaculate 1-bedroom suite offers an extra-wide, highly efficient 504 sq ft layout with zero wasted space. Perched high on the 20th floor, the sun-drenched east exposure floods the unit with natural light and showcases panoramic city and lake views through expansive floor-to-ceiling windows. Featuring stylish exposed concrete ceilings, an expansive open-concept living and dining area, a seamless kitchen outfitted with sleek quartz countertops, engineered hardwood flooring throughout, a modern 4-piece bath, and a proper entry foyer with a coat closet and laundry. The bright bedroom offers oversized windows and ample closet space. Building amenities include a concierge, fitness center, indoor party room, outdoor terrace with BBQ area, and bike storage. Unbeatable core location steps to Eaton Centre, TMU, Yonge-Dundas Square, TTC streetcars, the PATH, Financial District, parks, cafes, and groceries.

FEATURES

- ✓ Clear View
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
ANNUAL TAX	\$2,578
POSTAL CODE	M5B 0C6
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Combined w/Dining, Window Floor to Ceiling
Dining Room	Flat	—	Laminate, Combined w/Living
Kitchen	Flat	—	B/I Appliances, Quartz Counter, Backsplash
Primary Bedroom	Flat	—	Laminate, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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