



FOR SALE

CONDO APARTMENT

MLS# C14120820

63 St Clair Avenue 404, Toronto, ON M4V 2Y9

Yonge-St. Clair, Toronto · M4V 2Y9

C\$ 799,900

2	1	850	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Granite Place, one of Toronto's most established condominium residences, nestled among mature trees and beautifully landscaped grounds in the prestigious Deer Park neighbourhood. This spacious north-facing one-bedroom-plus-den suite offers approximately 897 square feet of thoughtfully designed living space, generous principal rooms and tranquil garden views in an exceptional midtown location. A welcoming foyer leads to expansive combined living and dining rooms, ideal for comfortable everyday living and entertaining, with a walkout to a private balcony overlooking lush greenery. The separate renovated galley-style kitchen offers practical workspace, ample cabinetry and stainless steel appliances. The generously proportioned primary bedroom features a double closet and direct balcony access, while the bright, open-concept den overlooking the gardens provides a versatile space for a home office, reading room or additional sitting area. One underground parking space and a locker add convenience. Residents enjoy outstanding amenities, including concierge services, an indoor swimming pool, sauna, fitness facilities, recreation spaces and beautifully maintained grounds. Ideally situated steps from the shops, restaurants, cafés, parks and subway at Yonge and St. Clair. An exceptional additional opportunity: The adjoining Suite 403 is also available for purchase, offering the exciting potential to combine both residences into one expansive, custom-designed home of approximately 2200+ square feet, subject to condominium approval and all necessary permits. A rare opportunity to enjoy spacious condominium living in one of Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,806
POSTAL CODE	M4V 2Y9
NEIGHBOURHOOD	Yonge-St. Clair

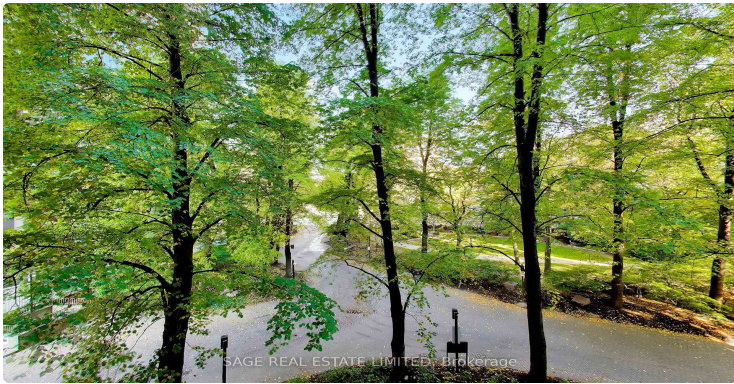
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Parquet, Double Closet
Living Room	Flat	—	Parquet, Open Concept, W/O To Balcony
Dining Room	Flat	—	Parquet, Open Concept, Combined w/Den

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Flat	—	Combined w/Dining, Open Concept, Window
Kitchen	Flat	—	Tile Floor, Stainless Steel Appl, Renovated
Primary Bedroom	Flat	—	Parquet, Double Closet, W/O To Balcony
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GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.