



HOMELIFE BROADWAY REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C14124090

# 31 Tippett Road 1519, Toronto, ON M3H 0C8

Clanton Park, Toronto · M3H 0C8

C\$ 458,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 550   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to Southside Condos! Bright and spacious, this east-facing 1-bedroom plus den suite offers 544 sq. ft. of pristine interior living space, complemented by a private 40 sq. ft. balcony overlooking a tranquil courtyard with an unobstructed south-facing view of the Downtown Toronto skyline. Featuring an open-concept layout, soaring 9-ft ceilings and floor-to-ceiling windows, this suite is filled with abundant natural light. The contemporary kitchen boasts stainless steel appliances, quartz countertops, a large undermount sink and ample cabinetry. The generously sized primary bedroom provides excellent privacy, while the versatile den is ideal for a home office or a second bedroom. One parking space and one locker are included! Enjoy an exceptional lifestyle with resort-inspired amenities including 24-hour concierge service, a rooftop terrace with pool, a fully equipped fitness centre, party room and stylish lounge. Ideally located just steps from Wilson Subway Station and minutes from Yorkdale Shopping Centre, Highway 401, Allen Road, Costco, and York University, this suite offers the perfect blend of modern comfort, convenience and urban living. An excellent opportunity for first-time buyers, professionals or investors!

### FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Electric Car Charger
- ✓ 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    |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$2,632         |
| POSTAL CODE    | M3H 0C8         |
| NEIGHBOURHOOD  | Clanton Park    |

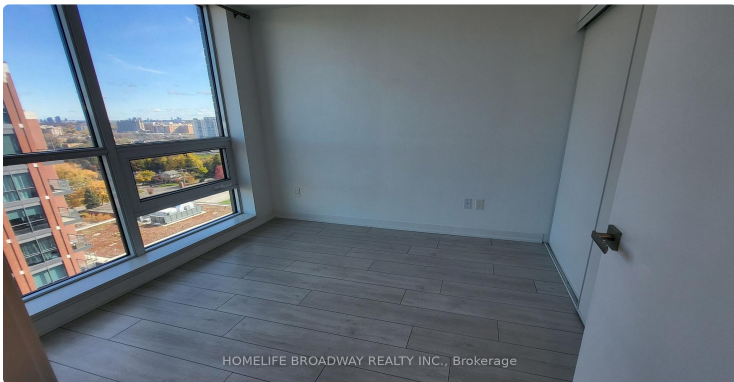
## ROOM BREAKDOWN

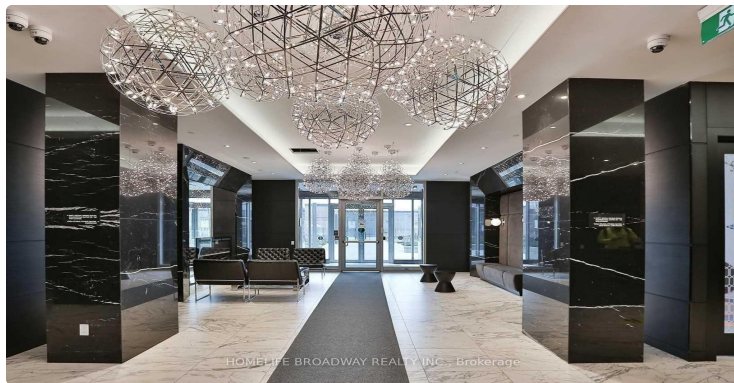
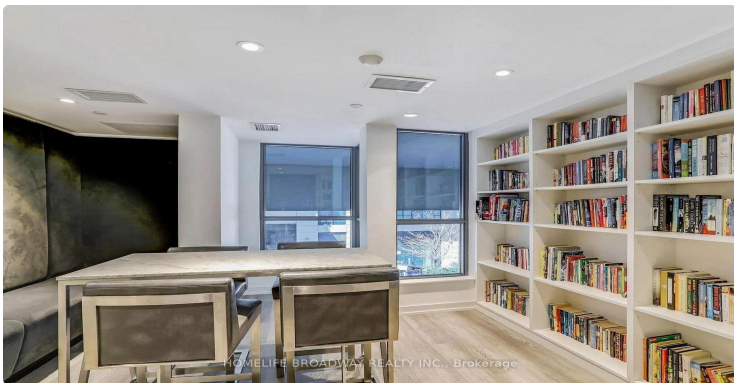
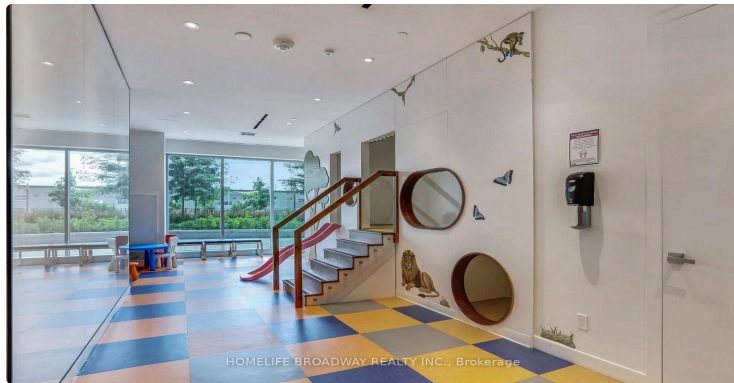
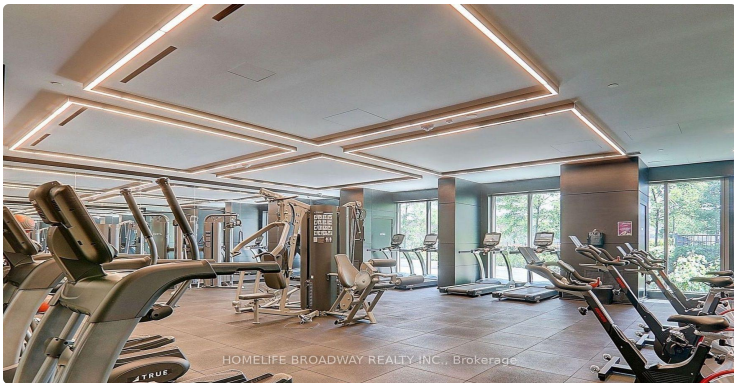
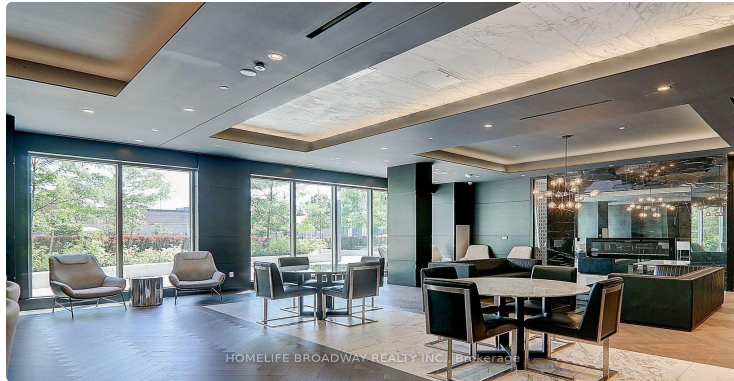
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Flat  | —          | Laminate, Window Floor to Ceiling, W/O To Balcony |
| Dining Room | Flat  | —          | Laminate, Combined w/Kitchen, Centre Island       |
| Kitchen     | Flat  | —          | Laminate, Granite Counters, Stainless Steel Appl  |
| Bedroom     | Flat  | —          | Laminate, Window Floor to Ceiling, Large Closet   |
| Den         | Flat  | —          | Laminate, Separate Room                           |

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HOMELIFE BROADWAY REALTY INC.

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

HOMELIFE BROADWAY REALTY INC.

**Email:** pshaganenko@gmail.com

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.