



FOR SALE

CONDO APARTMENT

MLS# C14129270

# 35 Rolling Mills Road S353, Toronto, ON M5A 0V6

Waterfront Communities C8, Toronto · M5A 0V6

C\$ 648,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 650   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Sun-filled, west-facing 2 bed + Den, 2 bath suite with modern finishes at Canary Commons, with parking included. condo wastes no space and offers functional living at price you don't see a new 2 bed + den at every day. Making it the perfect opportunity for both first time buyers and investors alike. Floor-to-ceiling windows flood the space with afternoon and evening light. The Stunning kitchen with sleek built-in appliances plus a custom island added by the owner, giving you extra storage and a natural spot to eat, work, or host. Large Primary suite with ample storage and 3 piece ensuite. The 2nd bedroom is large enough for a queen & is a great flex space for anyone looking for to grow. Life here goes well beyond your front door. The ground floor has a state-of-the-art fitness centre, Pilates and yoga studio, interactive children's playroom, and pet wash station. Head to The Commons on the 3rd floor for a stylish lounge, dining room, catering kitchen, theatre, and co-working space. Then unwind on the 6th floor's 9,000 sq. ft. landscaped terrace, designed in harmony with the building's architecture. Step outside to Corktown Common, Underpass Park, the Distillery District, and some of the city's best restaurants. TTC and highway access are right there, and the Financial District is minutes away. Highspeed internet is included in the maintenance fees.

## FEATURES

✔ Garage

## PROPERTY DETAILS

|                |                           |
|----------------|---------------------------|
| PROPERTY TYPE  | Condo Apartment           |
| LISTING STATUS | For Sale                  |
| STYLE          | Apartment                 |
| PROPERTY TYPE  | Condo Apartment           |
| AREA RANGE     | 600-699 sqft              |
| PARKING        | 1 spaces                  |
| ANNUAL TAX     | \$2,400                   |
| POSTAL CODE    | M5A 0V6                   |
| NEIGHBOURHOOD  | Waterfront Communities C8 |

GALLERY





## LISTING AGENT

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.