



FOR SALE

CONDO APARTMENT

MLS# C14132460

117 Gerrard Street E 404, Toronto, ON M5B 2L4

Church-Yonge Corridor, Toronto · M5B 2L4

C\$ 300,000

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

ABOUT THIS PROPERTY

More space, more light and a layout with options! This bright and spacious downtown suite offers plenty of room to live, work and entertain, with separate living and dining areas, a dedicated office space, updated kitchen and an abundance of natural light throughout. The bedroom remains a generous, defined sleeping area, while the former dividing wall has been removed to create a larger, more open feel and maximize the usable space. Prefer a little more separation? A virtually staged photo shows how easily a stylish divider could be incorporated while keeping the room bright and spacious. The maintenance fee includes all of your utilities, cable and high speed internet! The building is loaded with amenities, including an incredible rooftop terrace with panoramic city views and hot tub, fully equipped gym, games room, party room, sauna, visitor parking and 24 hour concierge/security. Right in the heart of downtown, with a walk score of 98/100, you're surrounded by everything that makes city living convenient: Toronto Metropolitan University, the Eaton Centre, hospitals, restaurants, groceries, transit and the subway are all close by. An excellent option for first time buyers, professionals, students, investors or anyone looking for a spacious downtown home with a layout that can adapt to how you actually want to live. *Some photos virtually staged.

FEATURES

- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Hospital
- ✓ School
- ✓ Clear View

PROPERTY DETAILS

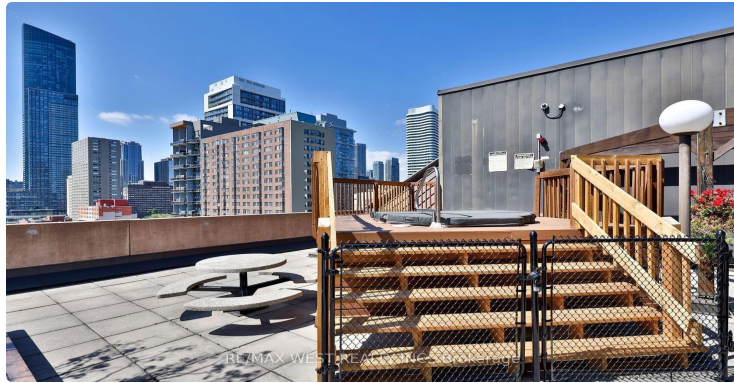
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
ANNUAL TAX	\$1,825
POSTAL CODE	M5B 2L4
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Ceramic Floor, Quartz Counter, Undermount Sink
Dining Room	Flat	—	Laminate, Combined w/Living
Living Room	Flat	—	Laminate, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX WEST REALTY INC.

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Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.