



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR LEASE

CONDO APARTMENT

MLS# C14135942

# 40 Scollard Street 1101, Toronto, ON M5R 3S1

Annex, Toronto · M5R 3S1

## C\$ 2,750/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 650   | 0       | 16-30     | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Experience elevated Yorkville living in this beautifully situated 1-bedroom + den suite, directly across from the iconic Four Seasons Hotel. Set on a higher floor, this thoughtfully designed residence features a desirable south-facing exposure fills the space with natural light. Enjoy an unbeatable location in the heart of Toronto's most prestigious neighbourhood, surrounded by luxury shopping, fine dining, cafés, transit, and everyday conveniences. With a perfect 100 Walk Score and a 96 Transit Score, this is city living at its finest. A rare opportunity to lease in one of Toronto's most sought-after locations!

### FEATURES

- ✓ Library
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Lease       |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 16-30 years     |
| AREA RANGE     | 600-699 sqft    |
| POSTAL CODE    | M5R 3S1         |
| NEIGHBOURHOOD  | Annex           |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                           |
|-----------------|--------|-------------|------------------------------------|
| Living Room     | Ground | 3.14 x 2.86 | Large Window, Broadloom, Wood Trim |
| Dining Room     | Ground | 5.83 x 2.13 | Wood Trim, Broadloom, Pass Through |
| Kitchen         | Ground | 3.17 x 1.75 | Ceramic Floor, Fluorescent         |
| Primary Bedroom | Ground | 4.31 x 2.97 | Large Window, Broadloom            |
| Den             | Ground | 2.64 x 2.25 | Large Window, Broadloom            |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 31, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.