

FOR SALE | CONDO APARTMENT | MLS# C14153932

40 Sylvan Valley Way 601, Toronto, ON M5M 4M3

Bedford Park-Nortown, Toronto · M5M 4M3

C$ 599,000

1	1	750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered corner penthouse in the highly sought-after Bedford Glen community, offering an exceptional combination of character, privacy and convenience in Toronto's prestigious Bedford Park neighbourhood! This bright and inviting 1-bedroom, 1-bathroom residence features approximately 700sf of thoughtfully designed living space, highlighted by soaring cathedral ceilings, beautiful hardwood floors and an abundance of natural light. The spacious kitchen features granite countertops, custom maple cabinetry and a walkout to your first private terrace, perfect for enjoying morning coffee or dining outdoors. The generous living area offers a second walkout to another private terrace, creating two distinct outdoor retreats ideal for relaxing, entertaining or simply enjoying the peaceful surroundings. The comfortable bedroom provides a welcoming escape, while the suite's desirable corner penthouse positioning adds to its unique appeal. An exceptional bonus includes TWO parking spaces and ONE locker, offering convenience and valuable additional storage. Nestled within Bedford Glen's beautifully landscaped grounds, residents enjoy a tranquil setting with amenities including a fitness centre, sauna, squash court and visitor parking. Experience the best of Bedford Park living with Pusateri's Fine Foods, Avenue Road's renowned restaurants, cafes, boutique shops, grocery stores and everyday conveniences just minutes away. Enjoy nearby parks, Lawrence Subway Station, TTC transit and easy access to Highway 401. Perfect for downsizers seeking low-maintenance living without compromising on outdoor space, first-time buyers looking to enter an established Toronto neighbourhood, or investors seeking a desirable location. A rare opportunity to own a distinctive penthouse with two private terraces, two parking spaces and an exceptional lifestyle in the heart of Bedford Park!

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	2 spaces
ANNUAL TAX	$2,747
POSTAL CODE	M5M 4M3
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, W/O To Balcony, Cathedral Ceiling(s)

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Kitchen	Main	—	Ceramic Floor, W/O To Balcony, Combined w/Dining
Primary Bedroom	Main	—	Hardwood Floor, Murphy Bed, Large Closet
—	—	—	—

GALLERY


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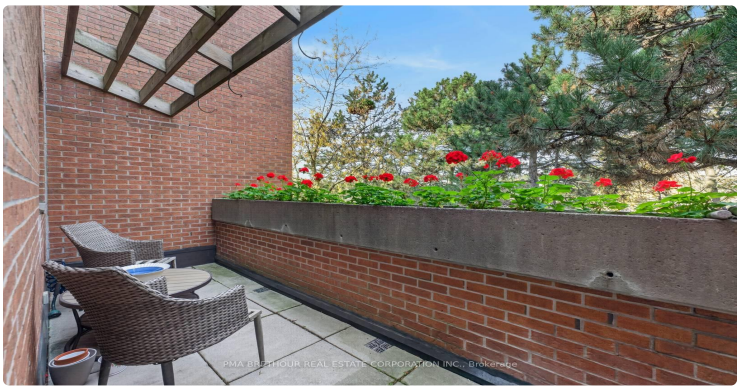

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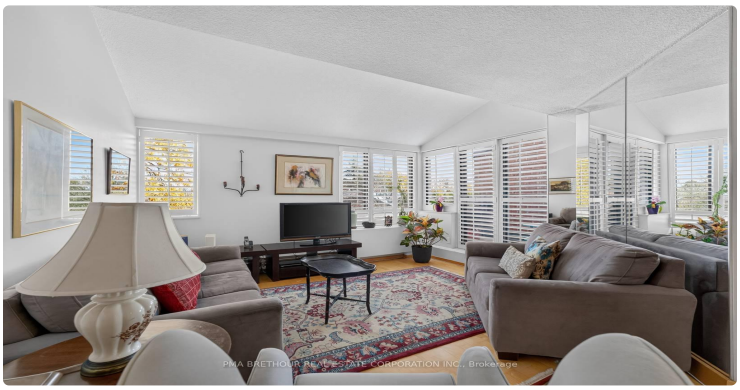

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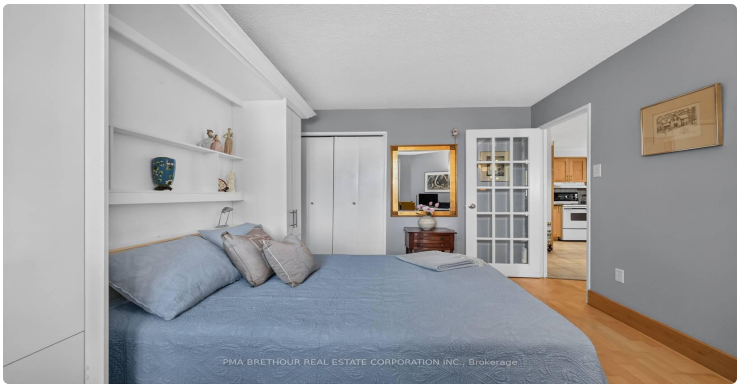

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LISTING AGENT

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