


FOR SALE | CONDO APARTMENT | MLS# C14154318

# 47 Mutual Street 1708, Toronto, ON M5B 0C6

Moss Park, Toronto · M5B 0C6

## C$ 449,000

| 2 | 1 | 550 | 0 | 0-5 | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

One-Year-New Condo In The Heart Of Downtown Toronto! Bright And Spacious 1 Bedroom + Den Featuring A Generously Sized Den (10'9" x 6'8") With An Added Door And Closet, Offering The Functionality Of A Second Bedroom. South-Facing Unit With Abundant Natural Light, 9' Ceilings, Premium Finishes, And Laminate Flooring Throughout. Large Floor-To-Ceiling Windows Showcase An Unobstructed South-Facing City View. Unbeatable Location Within Walking Distance To Toronto Metropolitan University (Formerly Ryerson), George Brown College, U Of T, Eaton Centre, Yonge-Dundas Square, City Hall, Groceries, Shops, Restaurants, And Hospitals. Just Minutes To The Entertainment District. Experience The Best Of Downtown Living With Everything You Need Right At Your Doorstep!

### FEATURES

- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Place Of Worship
- ✓ New Build

### PROPERTY DETAILS

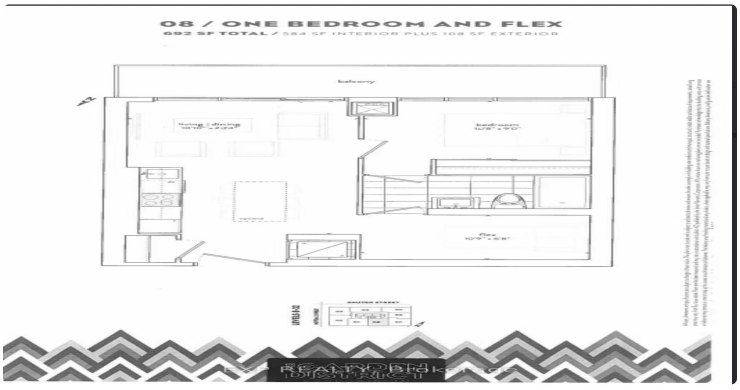
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|---|---|
| PROPERTY TYPE | Condo Apartment |
| LISTING STATUS | For Sale |
| STYLE | Apartment |
| PROPERTY TYPE | Condo Apartment |
| AGE | 0-5 years |
| AREA RANGE | 500-599 sqft |
| ANNUAL TAX | $3,016 |
| POSTAL CODE | M5B 0C6 |
| NEIGHBOURHOOD | Moss Park |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Flat | — | South View, Window Floor to Ceiling, W/O To Balcony |
| Kitchen | Flat | — | B/I Appliances, Quartz Counter, Centre Island |
| Dining Room | Flat | — | Laminate, Open Concept, Track Lighting |
| Primary Bedroom | Flat | — | Large Closet, Window Floor to Ceiling, Semi Ensuite |
| Den | Flat | — | Separate Room, Closet, Semi Ensuite |

# GALLERY


EXP REALTY, Brokerage

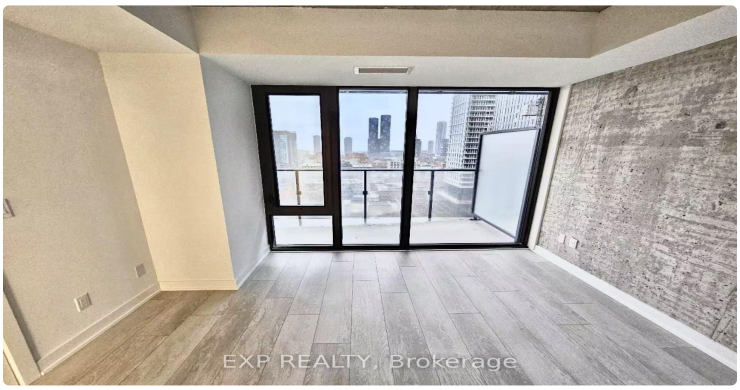

08 / ONE BEDROOM AND FLEX
692 SF TOTAL / 534 SF INTERIOR PLUS 158 SF EXTERIOR
balcony
bedroom
den


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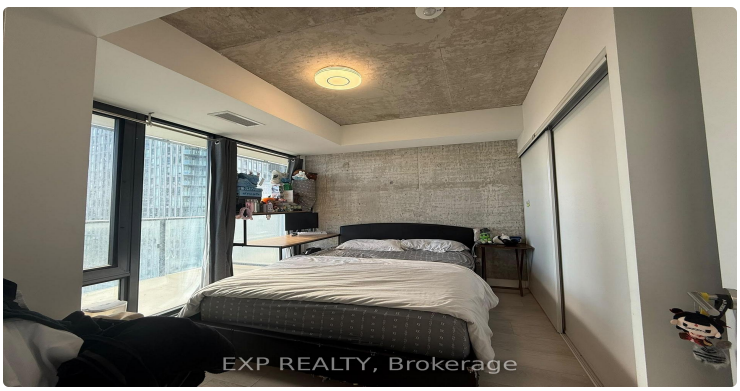

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## LISTING AGENT


### Pavel Shaganenko

EXP REALTY

**Email:** pshaganenko@gmail.com


Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.