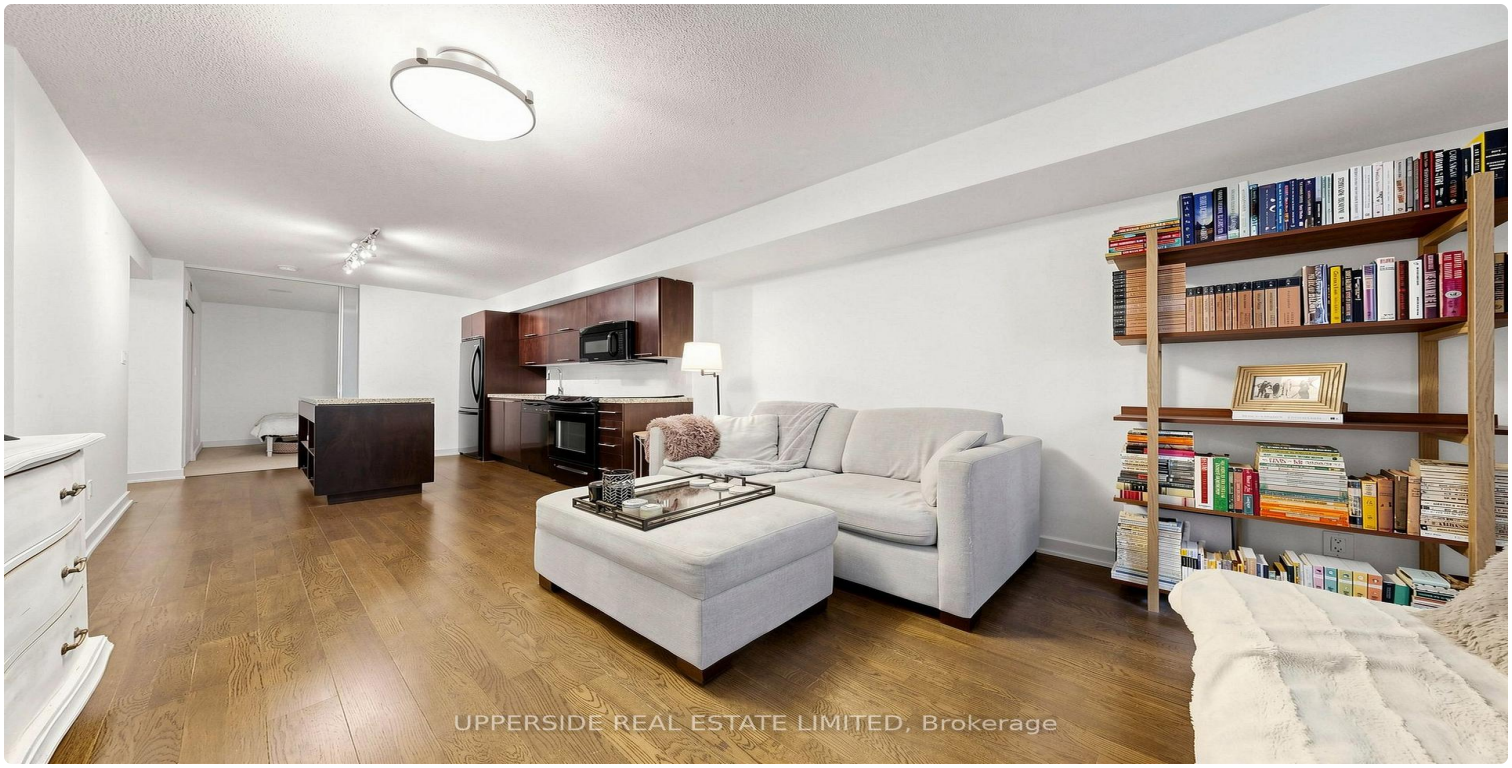


FOR SALE | CONDO APARTMENT | MLS# C14155560

126 Simcoe Street 607, Toronto, ON M5H 4E6

Waterfront Communities C1, Toronto · M5H 4E6

C$ 595,000

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

ABOUT THIS PROPERTY

Downtown core VACANT, move-in ready 2 bedroom, 2 bath condo (as per floor plan total 843 sq ft = 761 sq ft/unit + 82 sq ft/balcony) in a PRIME LOCATION, University/Adelaide. SEE attached FLOOR PLAN , Photo #3.INCLUDED: OWNED BOTH: PARKING and LOCKER that are near each other and both right beside the elevator lobby. 24/7 concierge. COMPARE: At This Price, Builders Today Offer Only a 1-Bedroom. Here: 2 Bed, 2 Bath, OWNED PARKING, OWNED LOCKER. WELL-POSITIONED VALUE IN TORONTO'S DOWNTOWN CORE. Sought-after SPLIT-BEDROOM LAYOUT: primary bedroom with ensuite full washroom and walk-in closet; 2nd bedroom with large closet and ensuite full washroom. See the posted floor plan and explore the online unit tour. Entryway separates the living space from the front door. Quiet side street exposure. Easy stair access and no long elevator waits. Recessed balcony with a solid concrete base - added privacy and peace of mind for families, plus practical space for seating or storage and year-round shelter from sun, wind, rain, and snow. Rabba groceries downstairs, open 24/7. Steps from the Shangri-La Hotel, where you can enjoy live music in the lobby by the fireplace. Residents enjoy exclusive rooftop and ground-floor amenities: two gyms, yoga studio, steam room, jacuzzi, rooftop party room with fireplace and billiards, movie theatre, outdoor plunge pool, cabanas, BBQs, tanning deck, guest suites, and visitor parking. WALK SCORE 100 in THE HEART OF THE FINANCIAL and .ENTERTAINMENT DISTRICTS, PATH, St. Andrew, and Osgoode stations about 5 minutes away; Union Station under a 20-minute walk. Close to hospitals, University of Toronto, Roy Thomson Hall, City Hall skating, theatres, restaurants, the lakefront, aquarium, and Rogers Centre. SEE attached FLOOR PLAN , Photo #3

FEATURES

- ✓ Garage
- ✓ Public Transit

PROPERTY DETAILS

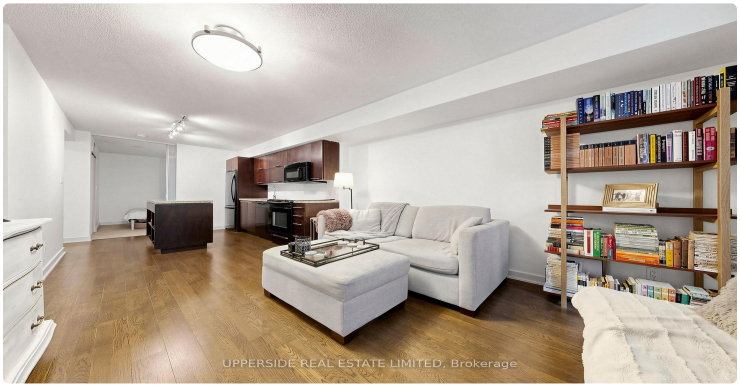
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	$3,929
POSTAL CODE	M5H 4E6
NEIGHBOURHOOD	Waterfront Communities C1

ROOM BREAKDOWN

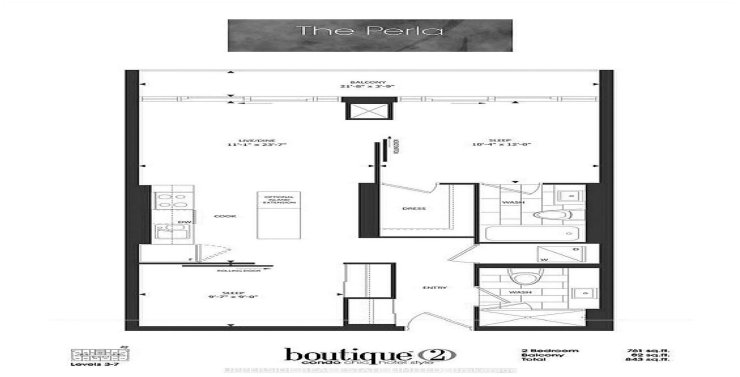
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.19 x 3.38	W/O To Balcony, Hardwood Floor, North View
Kitchen	Main	7.19 x 3.38	Centre Island, Granite Counters, Ceramic Backsplash

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	3.66 x 3.15	Walk-In Closet(s), W/O To Balcony, 4 Pc Ensuite
Bedroom 2	Main	2.92 x 2.74	Broadloom, Sliding Doors, Closet
Foyer	Main	—	Hardwood Floor, 3 Pc Bath, Closet

GALLERY


UPPERSIDE REAL ESTATE LIMITED, Brokerage


UPPERSIDE REAL ESTATE LIMITED, Brokerage


The Perla
boutique 2
Levels 2-7


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LISTING AGENT

Pavel Shaganenko

UPPERSIDE REAL ESTATE LIMITED

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Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.