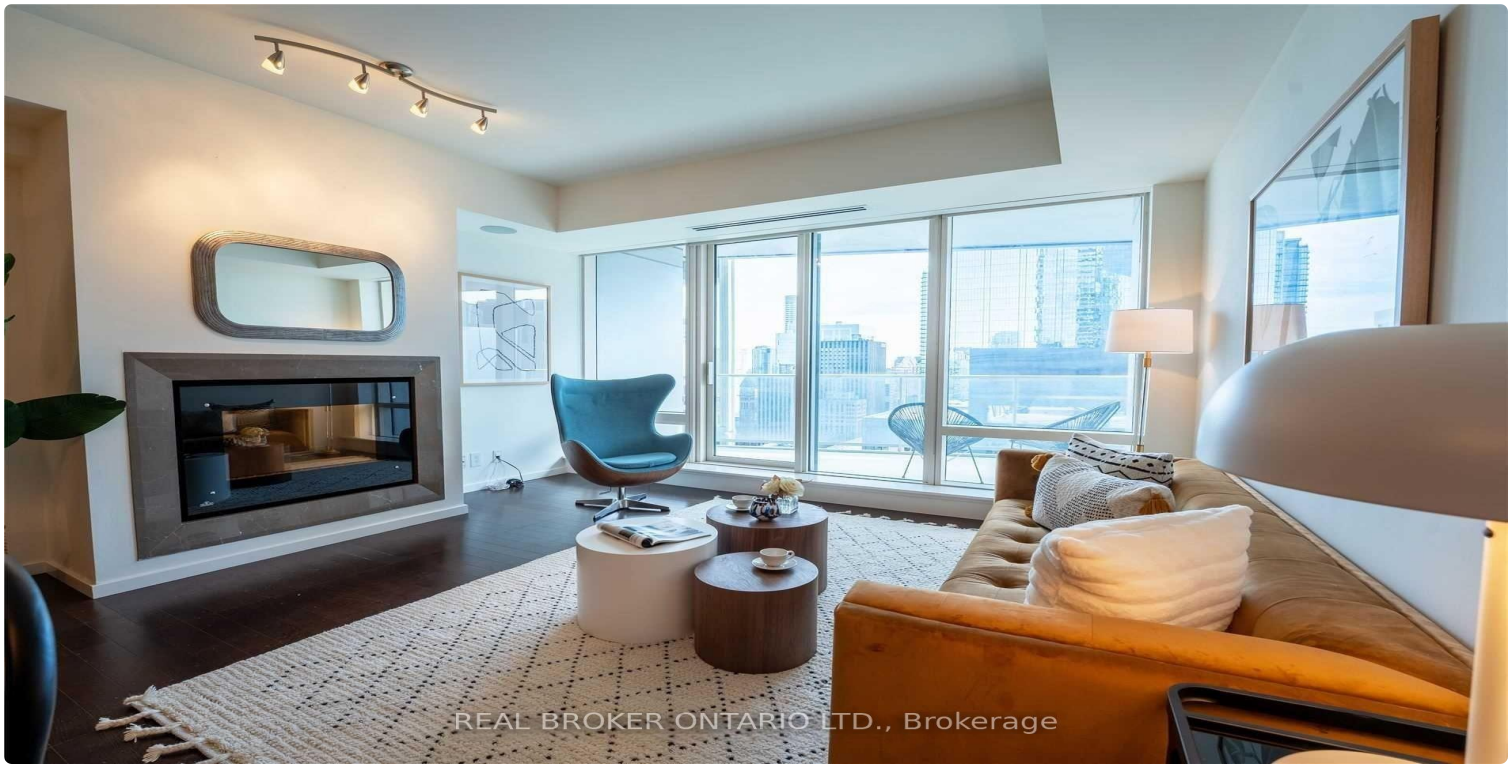


FOR SALE | CONDO APARTMENT | MLS# C14156544

180 University Avenue 3307, Toronto, ON M5H 0A2

Bay Street Corridor, Toronto · M5H 0A2

C$ 1,595,000

2	3	1,500	1	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

1,436 sq ft of east-facing space at one of Toronto's most recognized addresses. Floor-to-ceiling windows fill the suite with morning light, and a private balcony gives you a quiet spot above the city. The open living and dining room centres on a Napoleon fireplace, a focal point that suits both winter evenings and hosting. The expansive marble island of the chef's kitchen pairs Italian cabinetry with integrated Miele and Sub-Zero appliances for a clean, uninterrupted look. Both bedrooms are true suites. The primary has a large walk-in closet and a five-piece marble ensuite, and the second bedroom has its own three-piece ensuite. A separate powder room keeps guests out of the private spaces. The dedicated laundry room doubles as real storage, a rarity to find. One parking space and one locker are included. Residents get five-star hotel service at home: 24-hour concierge, doorman, valet parking, a full-service spa, a fitness centre with yoga studio, a glass-roofed indoor lap pool, hot tub, sauna, steam rooms, The Lobby Bar and on-site dining. Outside your door are the Financial District, the PATH, Osgoode station and the future Ontario Line, with Queen West, the Four Seasons Centre and some of the city's best restaurants a short walk away. Note: property tenanted and previous photos used. Tenants in agreement to vacate with 90 days notice.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School
- ✓ Library
- ✓ Place Of Worship
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	$9,469
POSTAL CODE	M5H 0A2
NEIGHBOURHOOD	Bay Street Corridor

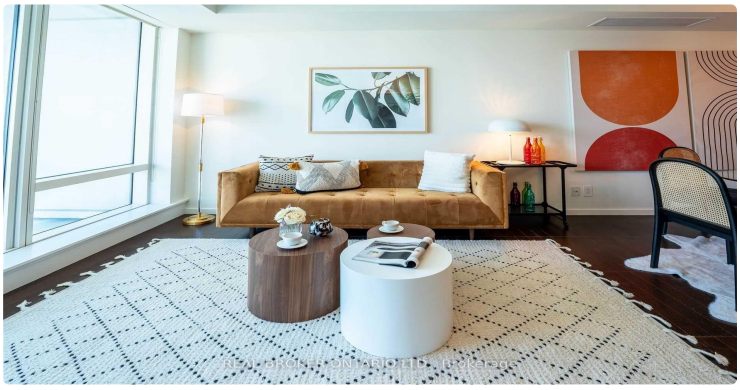
ROOM BREAKDOWN

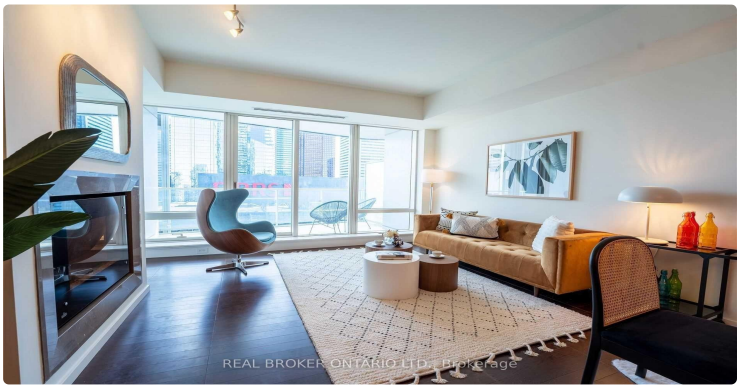
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	4.94 x 3.51	Hardwood Floor, Fireplace, W/O To Balcony
Dining Room	Flat	4.94 x 3.23	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Flat	4.91 x 274.00	Hardwood Floor, B/I Appliances, Centre Island

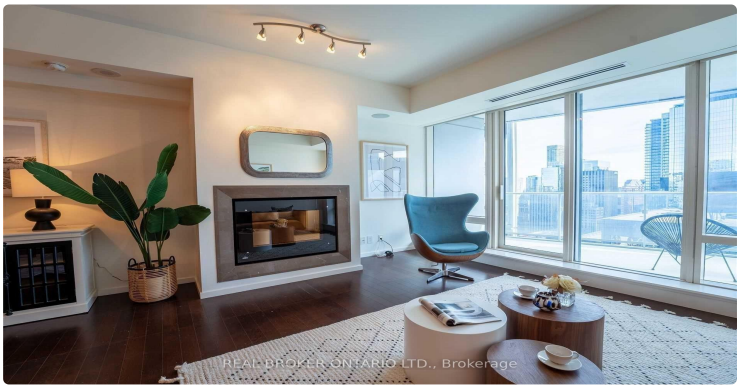
ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	3.72 x 2.74	Broadloom, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Flat	3.39 x 3.32	Broadloom, 3 Pc Ensuite, Large Closet

GALLERY


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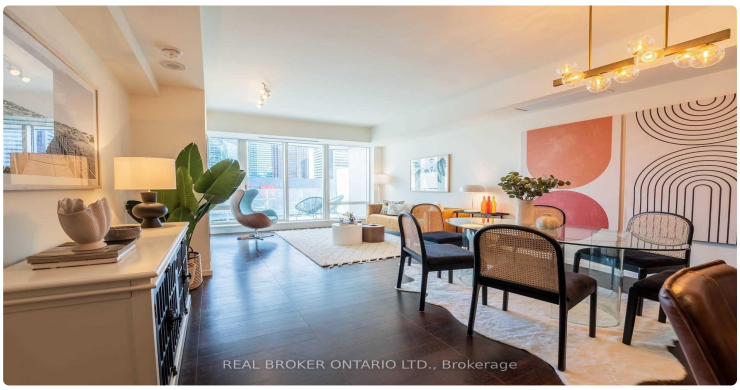

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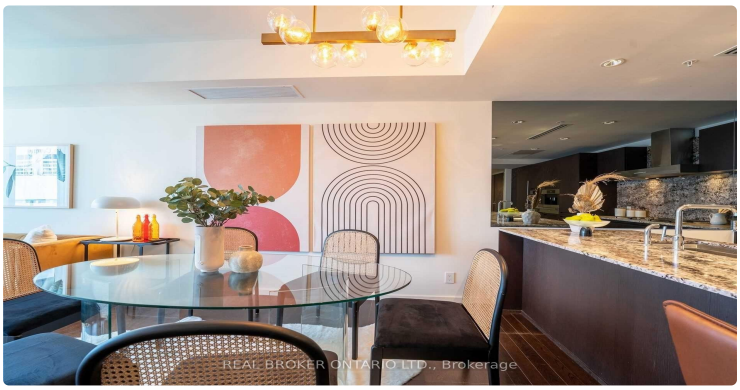

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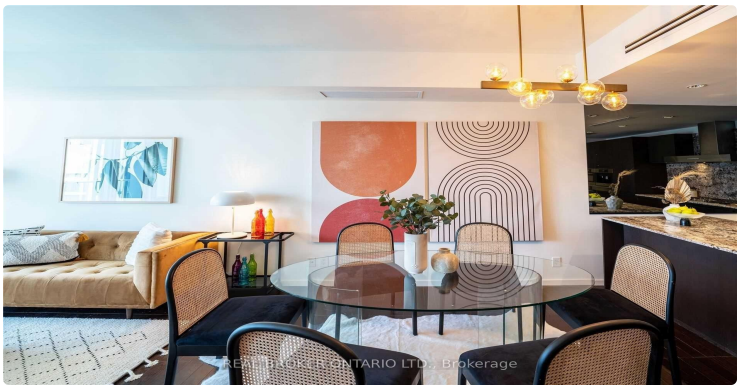

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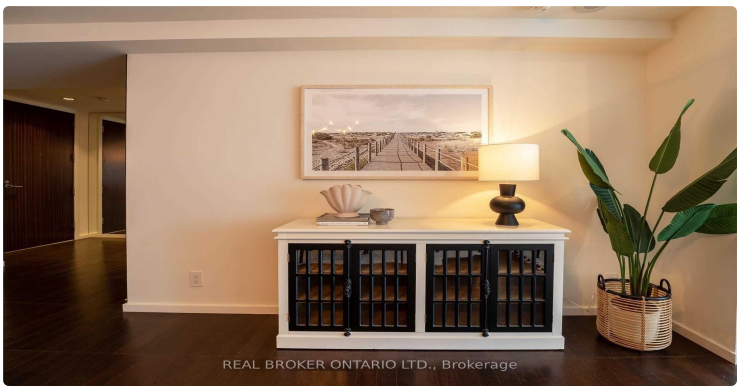

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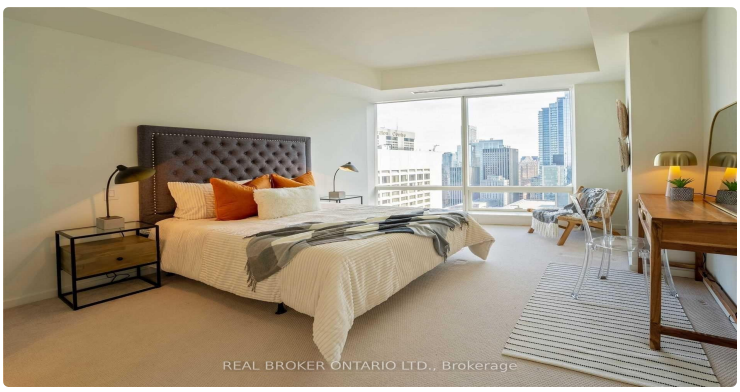

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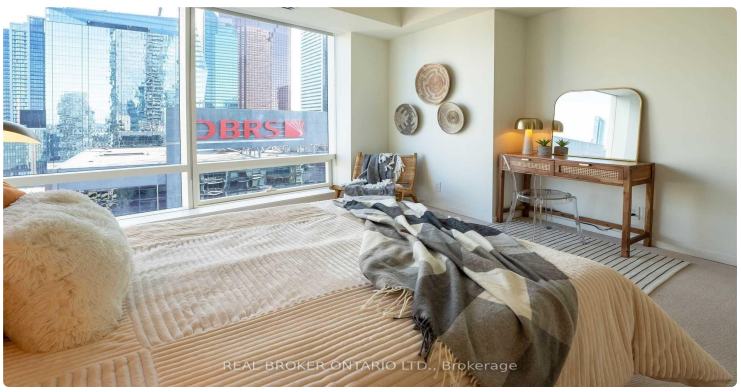

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LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

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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.