



FOR SALE

COMMON ELEMENT CONDO

MLS# E13124186

647 C Warden Avenue 11, Toronto, ON M1L 0E7

Clairlea-Birchmount, Toronto · M1L 0E7

C\$ 620,000

4	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Perfectly positioned at Warden & St. Clair, this thoughtfully designed 3-bedroom townhome offers the ideal balance of space, functionality, and location across approximately 1,280 sq. ft. of interior living space. Often considered a true "Goldilocks" home, this property is perfectly suited for a wide range of buyers - from first-time purchasers and young families to down-sizers looking for low-maintenance living without compromising on space. The intelligently designed layout features 2 full bathrooms, including the convenience of a private ensuite washroom, along with a versatile loft space ideal for a home office, guest area, reading lounge, or creative studio. Outdoor living is seamlessly integrated into the home with both a private 5' x 9' balcony and an expansive terrace spanning over 150 sq. ft. creating multiple spaces to enjoy morning coffee, entertain guests, or unwind outdoors. Parking is equally impressive with an attached garage plus 2 additional driveway spaces, offering a total of 3 car parking, an exceptional feature for city living and virtually unheard of in most townhome communities. Conveniently located minutes from Warden subway station with TTC access at your doorstep, this home also offers immediate access to This is an amazing opportunity to own a spacious, well-connected townhome that delivers both urban convenience and everyday livability.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Common Element Condo
AREA RANGE	1200-1399 sqft
PARKING	3 spaces
ANNUAL TAX	\$2,956
POSTAL CODE	M1L 0E7
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

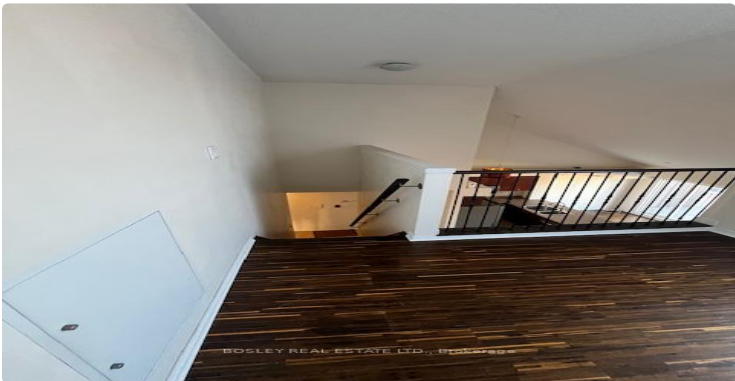
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Broadloom
Dining Room	Main	—	Combined w/Living, Broadloom
Primary Bedroom	Main	—	Ensuite Bath, Double Closet, Large Window
Bedroom 2	Main	—	Broadloom, Closet, Window

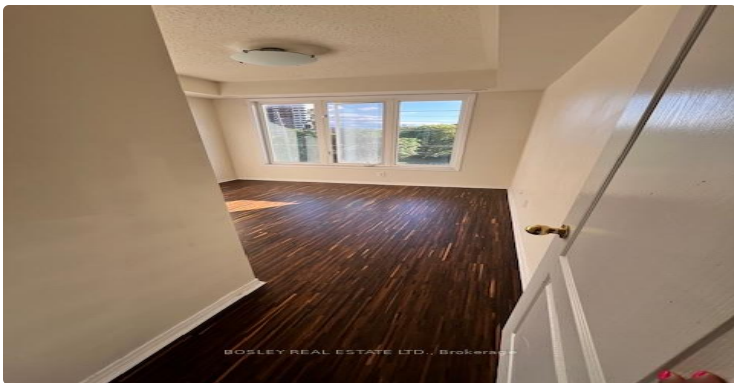
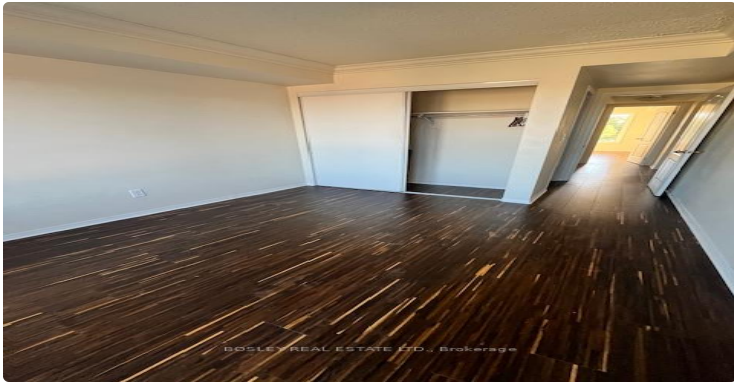
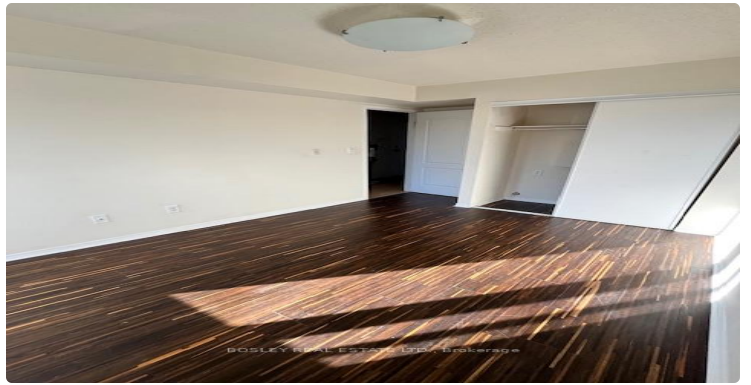
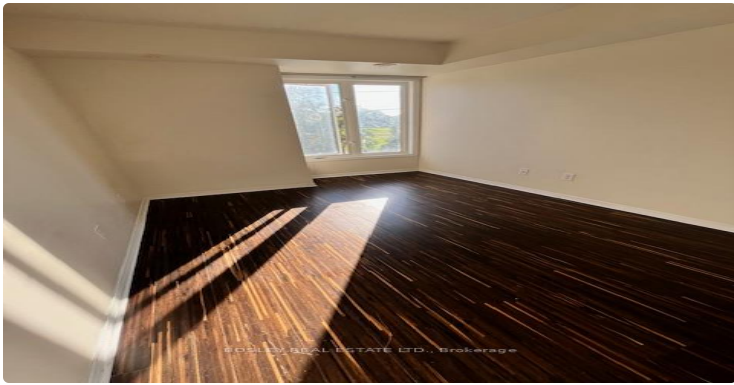
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BOSLEY REAL ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	Double Closet, Window, Broadloom
Den	Upper	—	W/O To Terrace, Broadloom, Overlooks Family

GALLERY





LISTING AGENT

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BOSLEY REAL ESTATE LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.