



FOR SALE

COMMON ELEMENT CONDO

MLS# E13550072

3220 Sheppard Avenue E 1509, Toronto, ON M1T 0B7

Tam O'Shanter-Sullivan, Toronto · M1T 0B7

C\$ 670,088

2	3	850	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Unit 1509 at Upper East Side- a suite offering 872 sq. ft. of thoughtfully designed living space, complemented by a 61 sq. ft. of balcony. This beautifully upgraded residence features 2 spacious bedrooms, 2 full bathrooms, and over \$21,000 in premium builder upgrades, including 2 lockers and 2 parking spots. Residents enjoy a selection of premium amenities, including a beautifully landscaped rooftop terrace with city views, barbecue facilities, a party lounge, a fully equipped fitness centre, and a children's playroom. Ideally situated with public transit at your doorstep, and just minutes from parks, schools, CF Fairview Mall, restaurants, and Highways 401 and 404, this location offers convenience. Complete with one underground parking space, this is an outstanding opportunity for first-time buyers, downsizers, or investors seeking modern living in a thriving community. All accepted offers will be prepared and executed on the builder's forms to be eligible for the Tarion warranty.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School Bus Route
- ✓ New Build

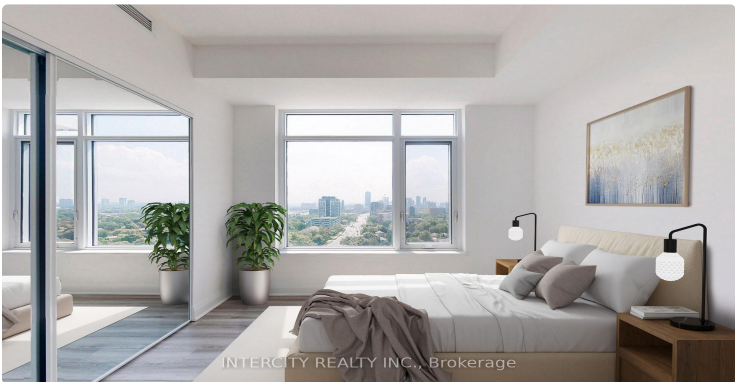
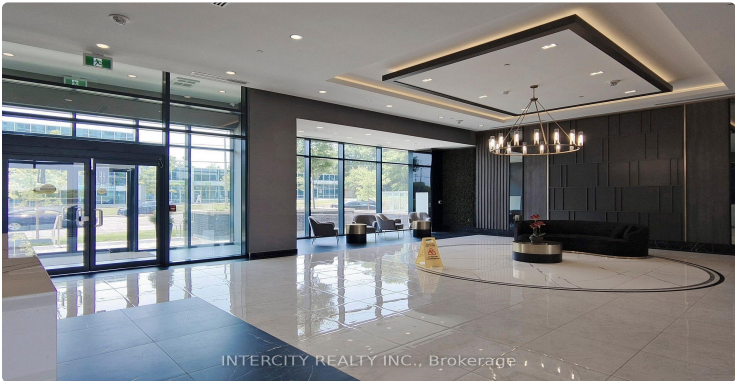
PROPERTY DETAILS

PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Sale
STYLE	Multi-Level
PROPERTY TYPE	Common Element Condo
AGE	0-5 years
AREA RANGE	800-899 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,377
POSTAL CODE	M1T 0B7
NEIGHBOURHOOD	Tam O'Shanter-Sullivan

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	3 Pc Ensuite, Walk-In Closet(s), Tile Floor
Bedroom 2	Main	—	Closet, Laminate, Window
Kitchen	Main	—	B/I Range, Granite Counters, Stainless Steel Appl
Living Room	Main	—	Combined w/Kitchen, W/O To Balcony, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.