



FOR SALE

CONDO TOWNHOUSE

MLS# E13735082

649D Warden Avenue 24, Toronto, ON M1L 0E7

Clairlea-Birchmount, Toronto · M1L 0E7

C\$ 599,900

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

ABOUT THIS PROPERTY

Welcome to this well-designed townhome that combines modern living with comfort. Located within the scenic, tree-lined streets of the Clairlea/Birchmount community and close to Warden Woods, this home presents an excellent opportunity for first-time buyers. It features 3 bedrooms plus a versatile den that can serve as a fourth bedroom, making it ideal for families or those who need additional space for guests or a home office. Upon entering, you will notice the hardwood floors extending throughout the living areas, complemented by soaring vaulted ceilings and elegant California shutters, creating an inviting, open atmosphere. The contemporary kitchen is equipped with high-end stainless steel appliances, a custom glass tile backsplash, and stylish ceramic flooring, offering both functionality and aesthetics. On the second floor, a bright loft area provides ample natural light, while a generous walkout leads to a spacious deck as well as a large balcony on the main level suitable for outdoor gatherings or enjoying morning coffee. This design enhances convenience, especially for those with busy lifestyles. Additionally, the property includes 3 parking spaces and a designated storage locker, adding significant value in an urban environment. The location is convenient, just a short walk from Warden Subway Station, facilitating easy commuting to downtown and access to the city's vibrant culture and amenities. The nearby neighbourhood boasts lush green spaces, including Warden Woods Park and scenic trails along Taylor Massey Creek, catering to outdoor enthusiasts and families. This move-in-ready townhome offers a lifestyle filled with character and charm, ideal for those looking to embark on their next chapter.

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	Stacked Townhouse
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1200-1399 sqft
PARKING	3 spaces
ANNUAL TAX	\$2,804
POSTAL CODE	M1L 0E7
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	B/I Closet, Ceramic Floor
Living Room 649D Warden Avenue 24, Toronto, ON M1L 0E7	Main	—	California Shutters, Vaulted Ceiling(s), W/O To Balcony RE/MAX HALLMARK REALTY LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	W/O To Balcony, Hardwood Floor, California Shutters
Kitchen	Main	—	Stainless Steel Appl, Custom Backsplash, Ceramic Floor
Primary Bedroom	Main	—	Double Closet, Hardwood Floor, California Shutters
Bedroom 2	Main	—	Broadloom, Double Closet, California Shutters
Bedroom 3	Main	—	B/I Closet, California Shutters, Hardwood Floor
Den	Second	—	W/O To Deck, Hardwood Floor, Overlooks Living

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.