



RE/MAX PRIME PROPERTIES, Brokerage

FOR SALE

CONDO APARTMENT

MLS# E13790876

326 Carlaw Avenue 108, Toronto, ON M4M 3N8

South Riverdale, Toronto · M4M 3N8

C\$ 1,198,000

2	1	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A spectacularly renovated two-bedroom, two-storey loft in the heart of Leslieville, where true industrial architecture meets beautifully considered design. Set within iZone Lofts, this is authentic loft living - soaring 17-foot ceilings, expansive proportions, polished concrete floors and an abundance of natural light, paired with designer finishes and exceptional functionality. At the centre of the home is an impressive chef's kitchen with an oversized island, custom cabinetry and a striking sculptural chandelier, opening seamlessly to generous dining and living areas. A mezzanine overlooks the kitchen, adding another layer of architectural interest while showcasing the scale of the space. The design details are equally compelling: Italian terrazzo tile, brass hardware, a beautiful vanity and soaker tub, custom built-in storage throughout and a massive south-facing window complemented by multiple skylights. Every closet and storage solution has been thoughtfully designed and built in, including the primary bedroom's custom wardrobe with generous space for all four seasons. A dedicated laundry station is also thoughtfully integrated into the primary bedroom. The versatile second living space is currently used as a games room and could easily become a home office, studio, library or additional living area. And importantly, this property carries a Live/Work designation, offering flexibility for a range of professional and business uses from the same address, subject to applicable permissions and regulations. All of this in one of Leslieville's most dynamic pockets, surrounded by exceptional restaurants, cafés, shops and everyday conveniences, with excellent access to public transit and easy connections throughout the city.

*Private Rooftop terrace potential -- buyer to verify approvals and feasibility.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ School
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,620
POSTAL CODE	M4M 3N8
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Concrete Floor
Bathroom	Main	—	Porcelain Floor, 4 Pc Bath, B/I Closet

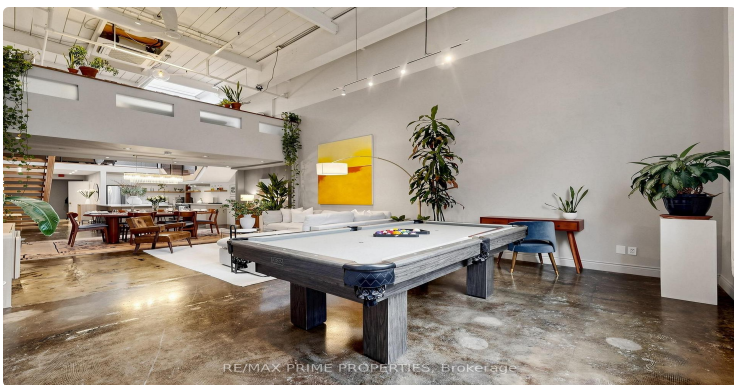
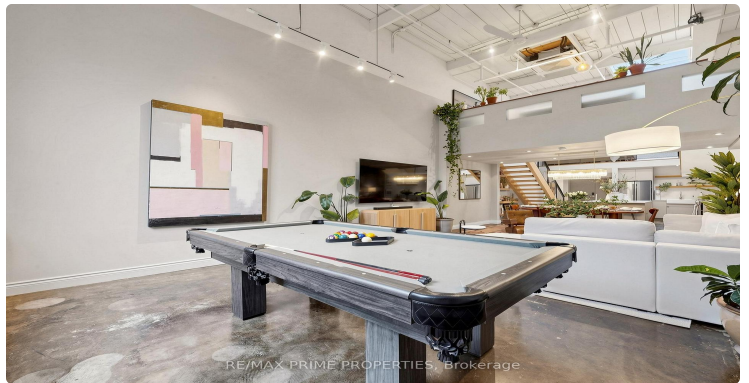
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RE/MAX PRIME PROPERTIES

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Concrete Floor, Quartz Counter, Cathedral Ceiling(s)
Dining Room	Main	—	Concrete Floor, Pot Lights, B/I Bookcase
Living Room	Main	—	Concrete Floor, Cathedral Ceiling(s)
Primary Bedroom	Upper	—	Hardwood Floor, B/I Closet, Skylight
Bedroom 2	Upper	—	Hardwood Floor, Skylight
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GALLERY





Pavel Shaganenko

RE/MAX PRIME PROPERTIES

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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.