



FOR SALE

CONDO TOWNHOUSE

MLS# E13794416

35 Birchcliff Avenue 39, Toronto, ON M1N 3C5

Birchcliffe-Cliffside, Toronto · M1N 3C5

C\$ 999,000

5	3	1,700	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Space, light and flexibility define this 3+2 bedroom, 3-bath Birchcliff home. Floor-to-ceiling windows flood the spacious living and dining areas with natural light, while luxury vinyl flooring keeps the look clean and modern. The kitchen anchors it all with island seating, stone counters and stainless steel appliances. Two dens, second-floor laundry and a private entrance add everyday ease. Upstairs, the rooftop terrace opens to lake views and a quieter pace. Just a 5-minute drive away, Scarborough Crescent Park adds even more breathing room with clifftop lake views, green lawns, a playground, splash pad and four tennis courts. Close enough for spontaneous afternoons by the water, far enough to feel like an escape.*** NOTE: The listing price has been adjusted to reflect the net price after application of the newly introduced HST rebates ***

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

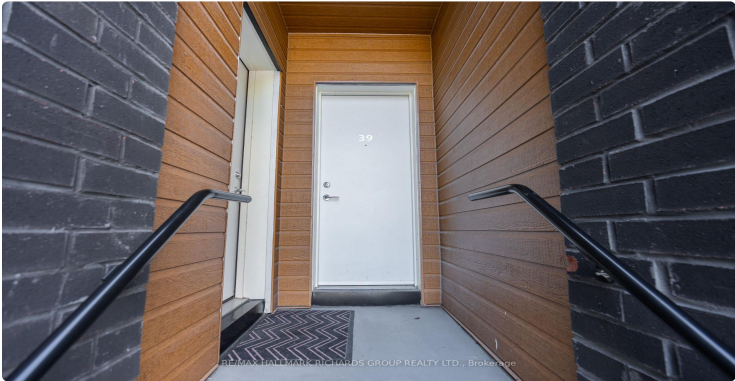
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,808
POSTAL CODE	M1N 3C5
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Window Floor to Ceiling, Combined w/Dining
Dining Room	Main	—	Open Concept, Window Floor to Ceiling, Combined w/Living
Family Room	Main	—	—
Den	Main	—	Window Floor to Ceiling
Kitchen	Main	—	Stainless Steel Appl, Centre Island, Stone Counters

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	3 Pc Ensuite, Window Floor to Ceiling, Closet
Bedroom 2	Second	—	Window Floor to Ceiling, Closet
Bedroom 3	Second	—	Window Floor to Ceiling, Closet
Den	Second	—	Window Floor to Ceiling
Den	Second	—	Window Floor to Ceiling

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.