



KELLER WILLIAMS ADVANTAGE REALTY Brokerage

FOR SALE

CONDO APARTMENT

MLS# E14004332

53 Colgate Avenue 403, Toronto, ON M4M 1N6

South Riverdale, Toronto · M4M 1N6

C\$ 479,900

1	1	550	0	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Find! Penthouse at Abode Lofts, a boutique building of only 15 units, offering privacy and quiet in the heart of Leslieville, one of Toronto's most vibrant and evolving east-end neighbourhoods. On a tree-lined street set amongst single-family homes, this one-bedroom suite sits on the top floor of a four-storey building and features soaring 10-foot ceilings and a bright, open-concept layout. The efficient floor plan makes the most of every square foot, with room for a home workspace. The kitchen includes four stainless steel appliances, granite countertops, and ample cabinet space. Step out onto the approximately 100 sq ft terrace, overlooking the neighbourhood park. BBQs are allowed, making it great for entertaining and relaxing. Step across the street to enjoy the park benches, picnic table, and small play area for the little ones. Everyday essentials are just minutes away on foot, along with a variety of highly rated shops, cafés, restaurants, and theatres. Staying active is convenient, with multiple fitness studios and Jimmie Simpson Park and Recreation Centre at the end of the block. There's no need for a car, as several TTC stops and the future Ontario Line station are within a 5-minute walk, and a Bike Share Toronto station is right outside the front door. This rarely offered unit is a great fit for first-time buyers, downsizers, and investors, and a perfect pied-à-terre for anyone wanting a low-maintenance home base in a prime location. A city location with a neighbourhood feel, the best of both worlds. This is boutique living at its best!

FEATURES

- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

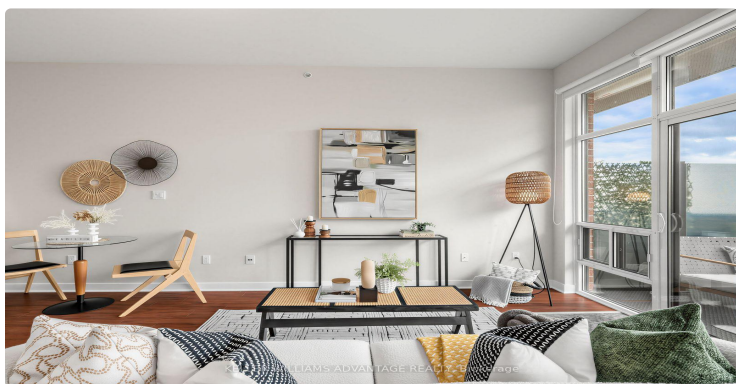
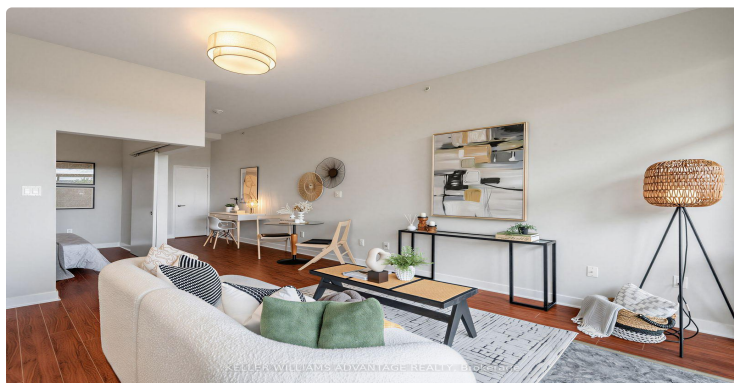
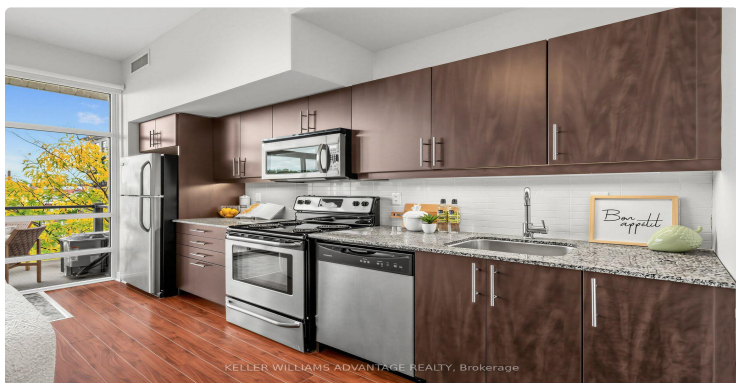
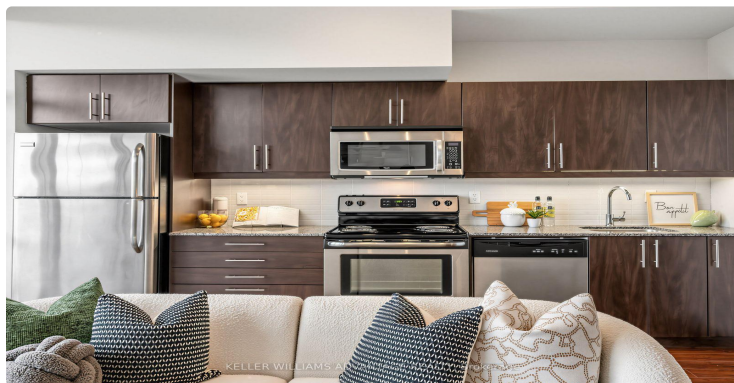
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	500-599 sqft
ANNUAL TAX	\$2,549
POSTAL CODE	M4M 1N6
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Balcony, Combined w/Dining, Open Concept
Dining Room	Main	—	Combined w/Living, Open Concept
Kitchen	Main	—	Stainless Steel Appl, W/O To Balcony, Combined w/Living

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Double Closet, Sliding Doors
Den	Main	—	—
Bathroom	Main	—	Tile Floor, 4 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.