



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE

CONDO APARTMENT

MLS# E14005358

88 Colgate Avenue 111, Toronto, ON M4M 0A6

South Riverdale, Toronto · M4M 0A6

C\$ 724,890

1	1	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Townhome-Style Living Meets Loft Character In The Heart Of Leslieville. This exceptional one bedroom loft offers 738 sqft of interior living space, soaring 11+ ft. ceilings, a private street-level entrance, and a rare combination of condo convenience and substantial living space. One of the largest one-bedroom suites in the building, this bright and spacious home features a freshly painted interior, laminate flooring throughout, and a striking reclaimed brick feature wall that adds warmth and character. The open-concept living and dining area provides an inviting setting for everyday living and entertaining, complemented by beautiful natural morning light. The oversized chef-inspired kitchen is a standout, boasting one of the larger kitchen layouts in the building, with an expansive centre island, generous preparation space, ample storage, and a built-in wine rack. The spacious bedroom features professionally designed custom closets by Closets by Design, walkthrough double closets, and French doors leading directly to your own private terrace. A true extension of the living space, the terrace is ideal for morning coffee, summer entertaining, or pet owners seeking convenient outdoor access. Enjoy the unique convenience of a private walk-up entrance directly from the street, elevated from Carlaw Avenue, allowing you to bypass the elevator entirely. Dimmers on most light fixtures add another thoughtful touch. Residents also enjoy excellent building amenities including a gym, party room, billiards room, theatre, outdoor BBQ area, and guest suite. Located in the heart of Leslieville, with Jimmie Simpson Park just steps away and cafés, bakeries, restaurants, fitness studios, shops, and everyday conveniences approximately one minute from your door. Experience the vibrant community feel of Leslieville with easy access to Queen Street East, transit, the waterfront, and downtown Toronto.

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Public Transit

PROPERTY DETAILS

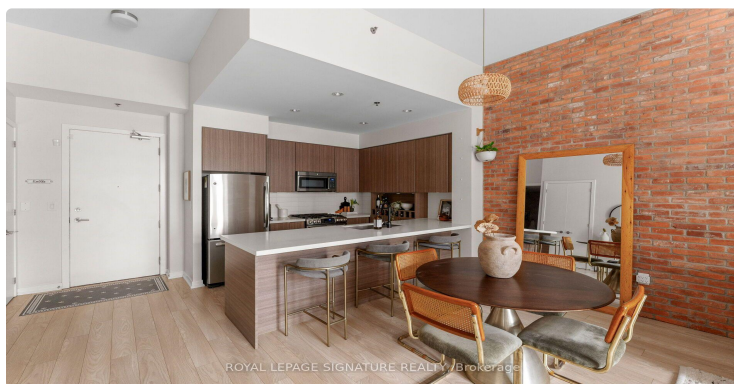
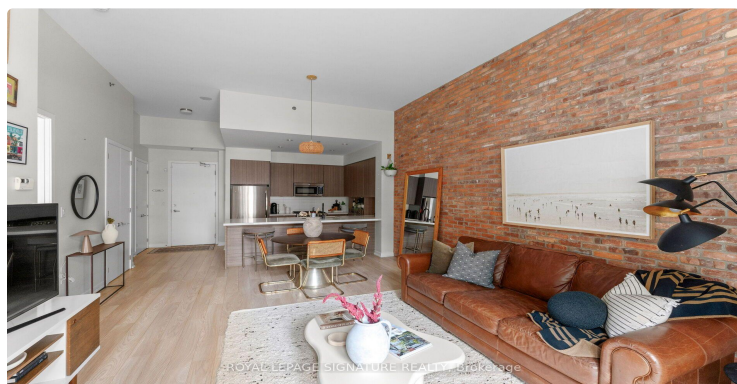
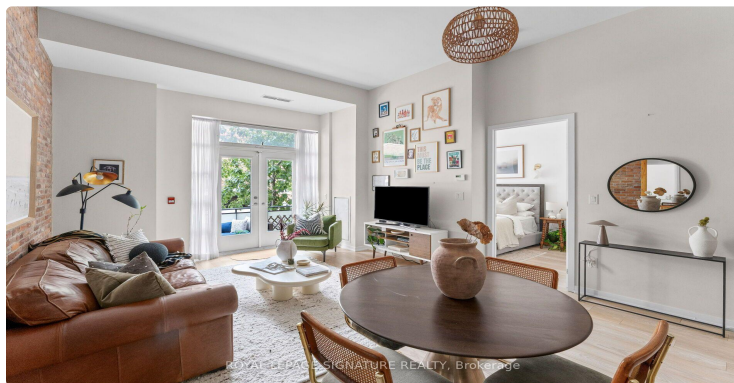
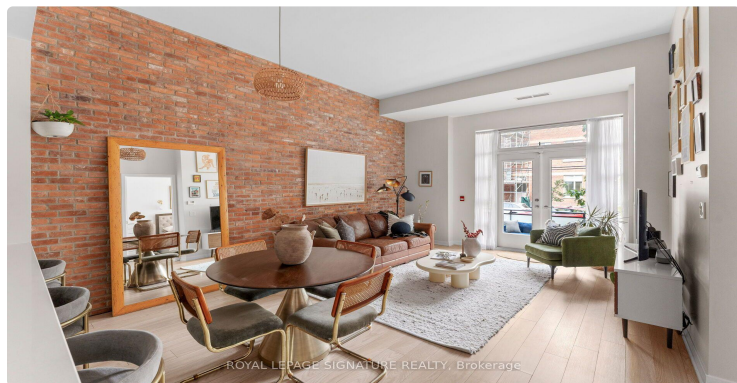
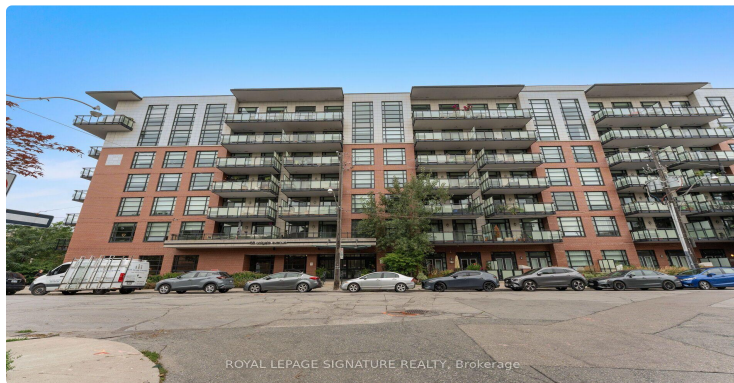
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,606
POSTAL CODE	M4M 0A6
NEIGHBOURHOOD	South Riverdale

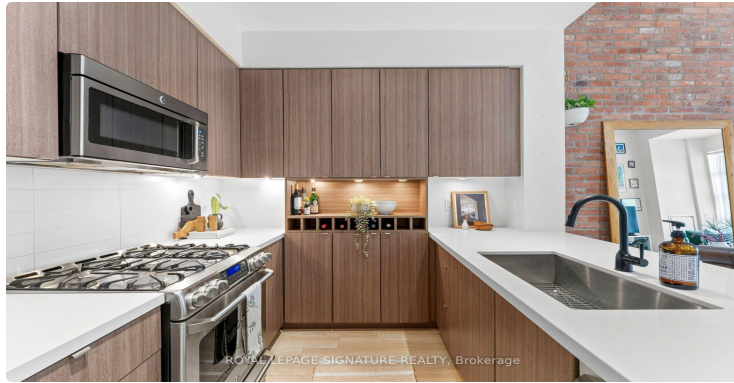
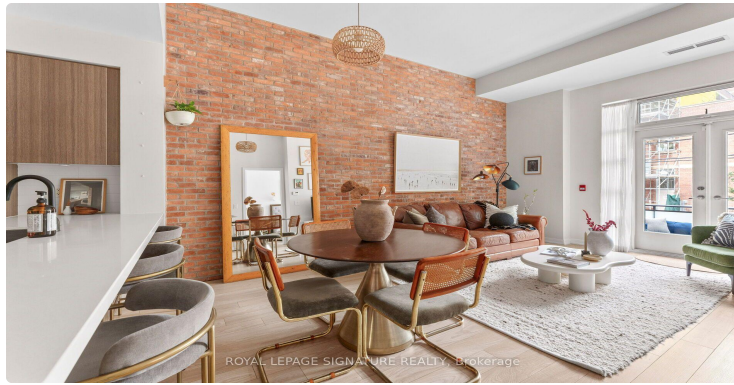
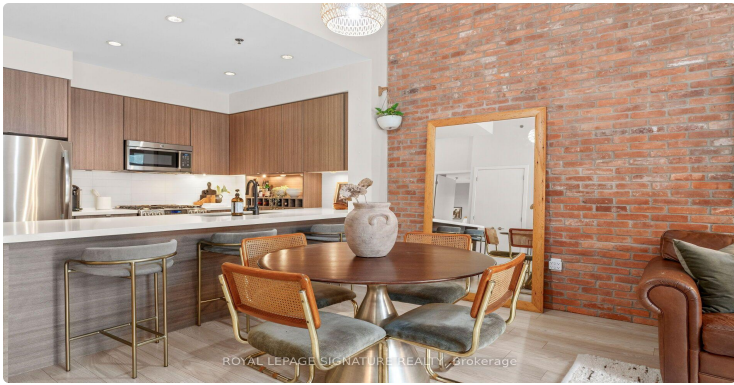
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Fiat	4.08 x 6.04	Closet, Open Concept, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	4.08 x 6.04	Centre Island, Stainless Steel Appl, Open Concept
Dining Room	Flat	3.00 x 2.16	Combined w/Living, Open Concept, Laminate
Living Room	Flat	2.78 x 4.00	Combined w/Dining, W/O To Patio, Laminate
Bedroom	Flat	—	W/W Closet, Semi Ensuite, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.