



RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# E14108090

35 Birchcliff Avenue 22, Toronto, ON M1N 3C5

Birchcliffe-Cliffside, Toronto · M1N 3C5

C\$ 849,000

2	2	1,500	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

West light, treetop views and a layout that feels easy from the moment you walk in. This bright 2-bedroom, 2-bath Birchcliff condo townhouse is finished with luxury vinyl flooring and an airy main level where the kitchen, living and dining spaces flow together naturally. The kitchen is clean and functional with stainless steel appliances, stone counters and a centre island with overhang seating, while large windows bring in courtyard views and plenty of natural light.Upstairs, the primary bedroom offers double closets and its own ensuite. The second bedroom adds flexibility and opens to a balcony, while the upper level also takes in treetop views that give the home a calmer, more open feel. A private terrace extends the living space outdoors and gives you a comfortable place to lounge, dine or spend time outside.Kingston Road is right nearby for shops, services and transit, while Lake Ontario and Scarborough Crescent Park are a short drive away. Clifftop views, open lawns, a playground, splash pad and four tennis courts bring a quieter, more outdoorsy rhythm to the neighbourhood.Bright, well laid out and connected to both the city and the lake, this is Birchcliff living with room to settle in.*** NOTE: The listing price has been adjusted to reflect the net price after application of the newly introduced HST rebates ***

FEATURES

✓ Garage

PROPERTY DETAILS

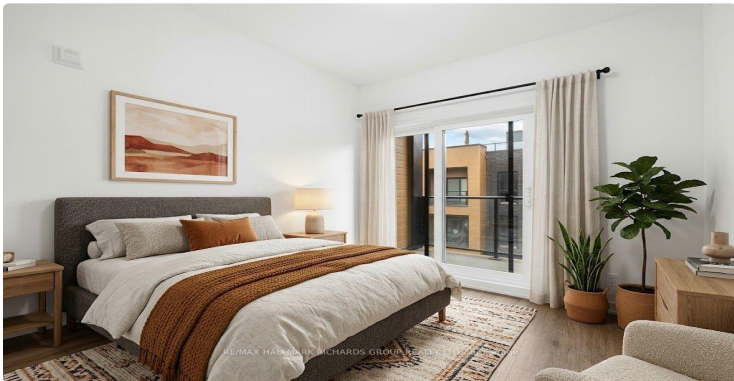
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	\$8,168
POSTAL CODE	M1N 3C5
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stone Counters, Stainless Steel Appl, Centre Island
Living Room	Main	—	Combined w/Dining, Vinyl Floor, Window Floor to Ceiling
Dining Room	Main	—	Combined w/Living, Vinyl Floor, Window Floor to Ceiling
Primary Bedroom	Second	—	Double Closet, Ensuite Bath, Window Floor to Ceiling
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Closet, W/O To Balcony
Family Room	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.