



FOR SALE

CONDO APARTMENT

MLS# W13788324

2045 Lake Shore Boulevard W 1407, Toronto, ON M8V 2Z6

Mimico, Toronto · M8V 2Z6

C\$ 1,249,000

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

ABOUT THIS PROPERTY

Welcome to Suite 1407, a stunning 2-bedroom, 2-bathroom condo offering 1,500 square feet of beautifully finished living space in the heart of Mimico. Known for its state-of-the-art amenities, iconic views, and spacious layouts, this is not your typical condo. From valet parking to an on-site convenience store, salon, and dry cleaning, this building offers an exceptional level of comfort and convenience. Inside, the living space is truly remarkable. Floor-to-ceiling windows run throughout the suite, filling the home with gorgeous natural light and showcasing sweeping city and lake views. The living and dining areas are ideal for hosting, with generous space to gather, lounge, dine, and take in the stunning backdrop. Custom millwork, coffered ceilings, and herringbone floors reflect a level of craftsmanship where no detail has been overlooked and no expense has been spared. Luxury finishes throughout add a polished, elevated feel, while the layout remains comfortable and easy to live in. Both bedrooms are spacious, with the primary suite offering a private retreat within the home. The suite also comes complete with two parking spots and a locker. Set in the vibrant Mimico waterfront community, you are surrounded by lakefront trails, parks, cafes, restaurants, transit, and easy access to downtown Toronto. For added convenience, residents can enjoy a private shuttle to Union Station and other local destinations. Maintenance fees include all utilities, internet, a comprehensive cable package with HBO and Crave, along with the building's expansive list of amenities and luxuries. This is a standout opportunity for anyone looking for space, style, views, and convenience in one of Toronto's most loved west-end neighbourhoods.

FEATURES

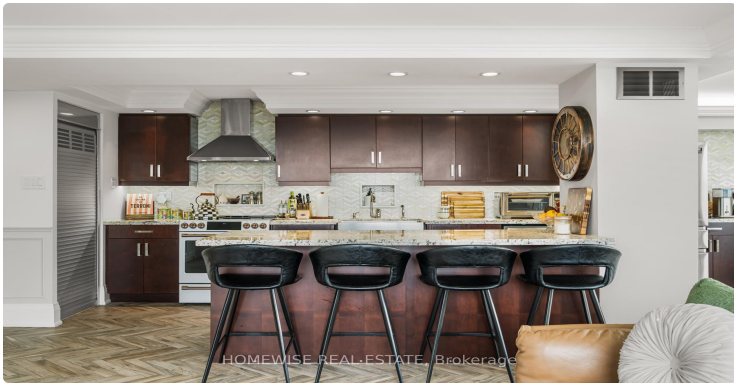
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1400-1599 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,591
POSTAL CODE	M8V 2Z6
NEIGHBOURHOOD	Mimico

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMEWISE REAL ESTATE

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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.