



FOR SALE

CONDO APARTMENT

MLS# W13788690

7 Mabelle Avenue 3807, Toronto, ON M9A 4X7

Islington-City Centre West, Toronto · M9A 4X7

C\$ 579,000

3	2	750	1	6-10	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Steps to Islington subway station and minutes to Union Station, this Tridel built suite puts your whole commute on autopilot. In a market where more people are being called back to the office, that kind of access is worth paying attention to. Built in 2020, this suite offers 2 bedrooms plus a den, giving you a real spot to set up a home office instead of working off the couch or a corner of the bedroom. The suite is vacant and freshly painted, so there is no tenant to coordinate around and no work left for you to do before moving in. At 756 square feet, this is an efficient layout without waste, and it comes with an owned underground parking spot and an owned locker included in the price, something harder to find at this price point right now. Maintenance fees cover water, building insurance, and common elements, so your monthly costs stay predictable in a market where buyers are watching every dollar. Outside your door, Islington Village along Dundas Street West brings independent cafes, restaurants, and boutiques, Tom Riley Park is close by for green space, and Cloverdale Mall and the Kingsway shops cover the rest of your day to day needs. Highway access to the 401, 427, and Gardiner is close by too, for the days you do drive. South East exposure brings in good natural light through the day, with a Juliette balcony for fresh air. Two full bathrooms and ensuite laundry round out a suite that is ready to live in the moment you get the keys.

FEATURES

- ✓ Garage
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	6-10 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,182
POSTAL CODE	M9A 4X7
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

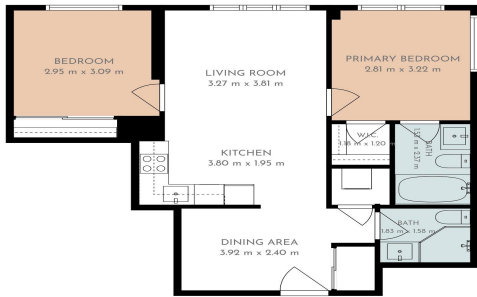
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.77 x 3.18	Laminate, SE View, Combined w/Dining
Dining Room	Ground	5.77 x 3.18	Laminate, Combined w/Kitchen
Kitchen	Ground	5.77 x 3.18	Laminate, Combined w/Dining, Modern Kitchen

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EXP REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Ground	3.25 x 3.02	Laminate, 4 Pc Ensuite, SE View
Bedroom 2	Ground	3.05 x 2.75	Laminate, East View
Den	Ground	2.26 x 2.03	Laminate

GALLERY



EXP REALTY, Brokerage

Total GLA: 61 m² | Total: 61 m²
1341 sq ft | 1341 sq ft
*As per Public Records. All dimensions are approximate and may vary slightly from actual dimensions. All measurements are taken to the centerline of the unit.





LISTING AGENT

Pavel Shaganenko

EXP REALTY

Email: pshaganenko@gmail.com

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.