



FOR SALE

CONDO APARTMENT

MLS# W13789030

165 Legion Road N 1022, Toronto, ON M8Y 0B3

Mimico, Toronto · M8Y 0B3

C\$ 399,900

1	1	250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

LIVE THE MIMICO LIFESTYLE AT CALIFORNIA CONDOS! The amenities here are truly impressive! This bright 1-bedroom suite offers a smart, efficient layout designed for easy, low-maintenance living. The open-concept kitchen flows into the combined living and dining area, while the bedroom and 4-piece bath provide everything you need in a well-designed space. Step outside to your private north-facing balcony with city views overlooking the outdoor pool. Even the parking adds to the convenience, with the included space ideally located very close to the elevators. Where California Condos really stands out is the lifestyle! Take in spectacular lake and city views from the impressive Sky Lounge on the 31st floor, or enjoy an exceptional array of amenities including a fully equipped gym and fitness center, outdoor swimming pool, indoor pool, sauna, rooftop terrace with BBQ area, party room, games room with billiards, media/theatre room, library, guest suites, meeting/function rooms, bike storage and ample visitor parking. Located in the heart of Mimico with waterfront trails, parks, transit and everyday conveniences close at hand. An ideal opportunity for a first-time buyer, investor or anyone looking for a convenient, lock-and-leave lifestyle in a vibrant neighbourhood with amenities that truly set this building apart.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	0-499 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,749
POSTAL CODE	M8Y 0B3
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

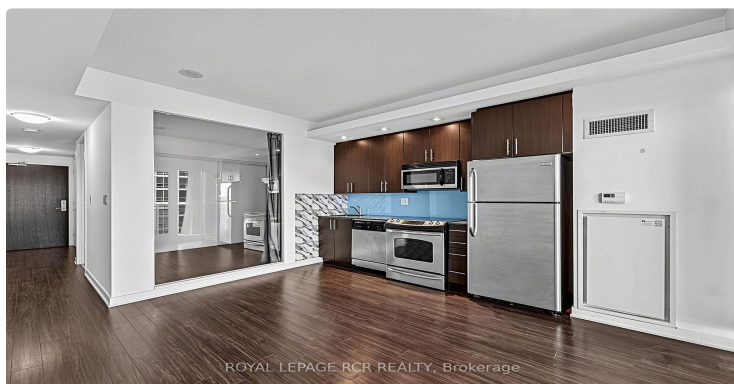
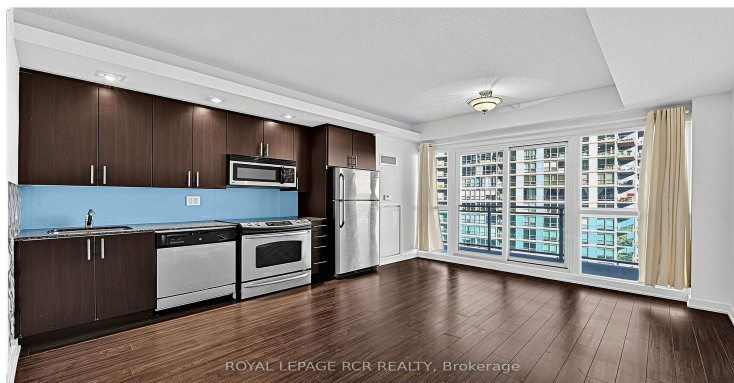
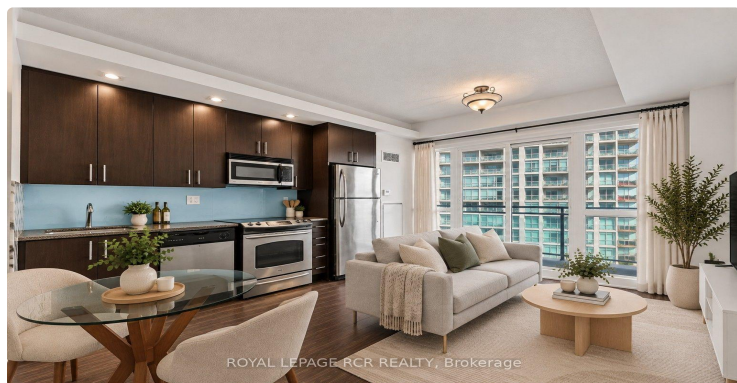
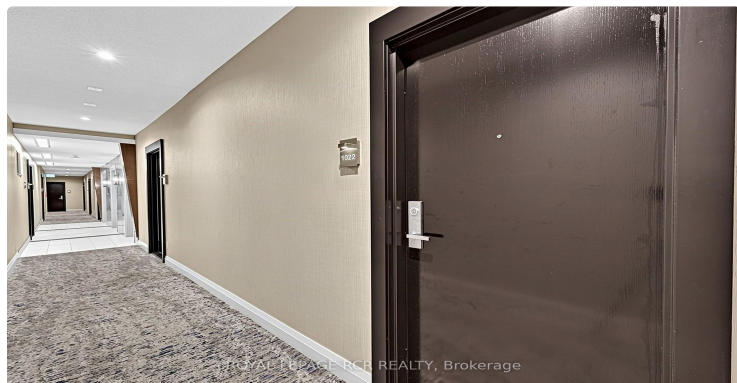
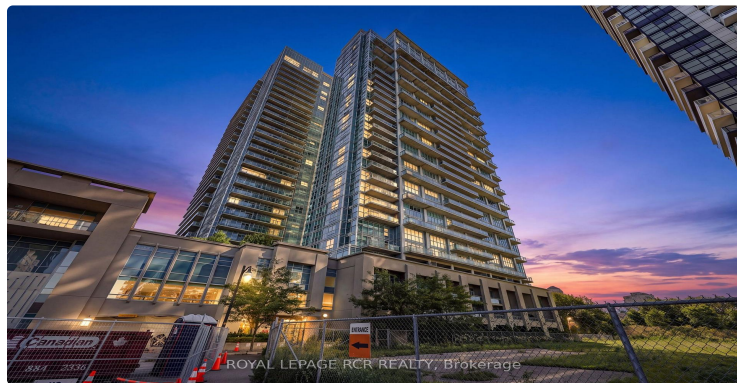
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Laminate
Kitchen	Main	—	Laminate, Combined w/Living, W/O To Patio
Living Room	Main	—	Laminate, Combined w/Kitchen, Sliding Doors
Bedroom	Main	—	Broadloom, Closet

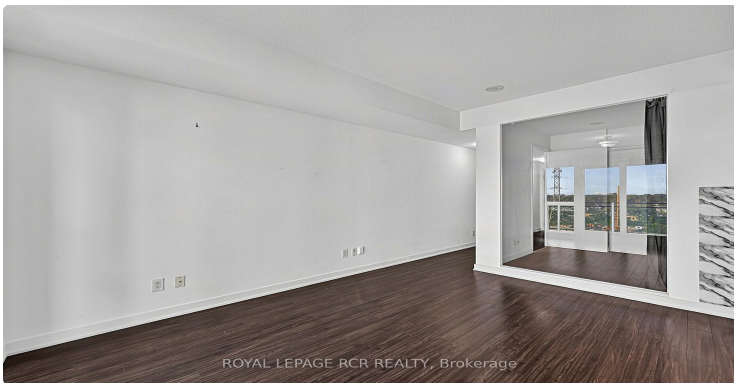
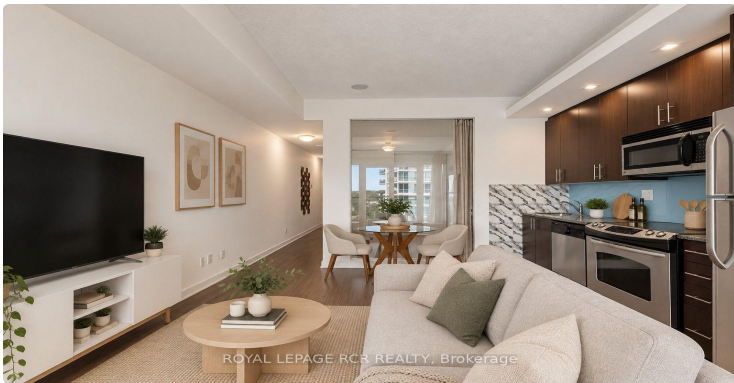
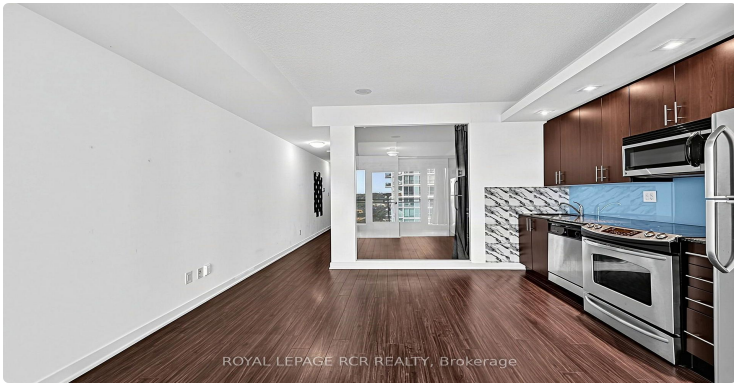
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ROYAL LEPAGE RCR REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	—	Tile Floor, 4 Pc Bath
Bathroom	Main	—	Tile Floor
Foyer	Main	—	Laminate
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE RCR REALTY

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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.