



FOR SALE

CONDO APARTMENT

MLS# W13809188

240 Scarlett Road W 413, Toronto, ON M6N 4X4

Rockcliffe-Smythe, Toronto · M6N 4X4

C\$ 735,000

2	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an elegantly updated 2-bedroom residence in the coveted Lambton Square community. This refined unit showcases a beautifully renovated kitchen with soft-close cabinetry, pot filler, and contemporary finishes, complemented by new laminate flooring and fresh paint throughout. A rare, full-size in-unit laundry and utility room enhances everyday convenience. Step onto the expansive balcony and take in tranquil, unobstructed views of the golf course - a private, nature-rich retreat offering serenity in every season. The grounds surrounding the building are meticulously maintained, with direct access to the Humber River, James Gardens, nearby golf courses, and miles of walking and biking trails. Ideally positioned just steps from TTC, minutes to major highways and the airport, and within walking distance of the upcoming Eglinton Crosstown LRT station. Monthly maintenance fees include all utilities and Rogers internet. A spacious locker and dedicated parking space complete this exceptional offering.

FEATURES

- ✓ Garage
- ✓ Golf
- ✓ Hospital
- ✓ Public Transit
- ✓ River/Stream
- ✓ Wooded/Treed

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,509
POSTAL CODE	M6N 4X4
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

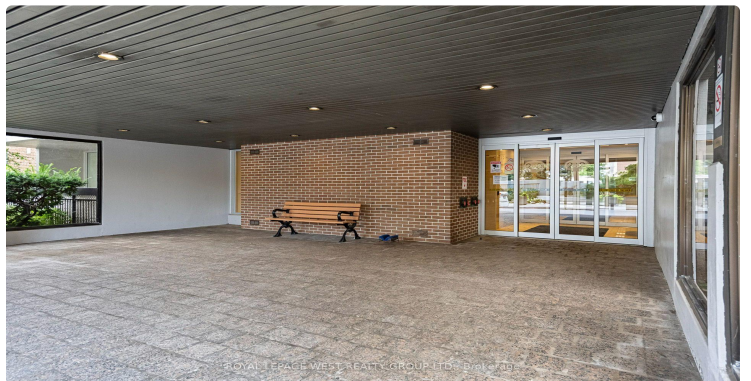
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Balcony, Sunken Room, Window Floor to Ceiling
Dining Room	Main	—	Laminate, Overlooks Living
Kitchen	Main	—	Stainless Steel Appl, Stainless Steel Sink, Quartz Counter
Primary Bedroom	Main	—	Broadloom, 4 Pc Ensuite, Window
Bedroom 2	Main	—	Broadloom, Closet, Window
Bathroom	Main	—	4 Pc Bath

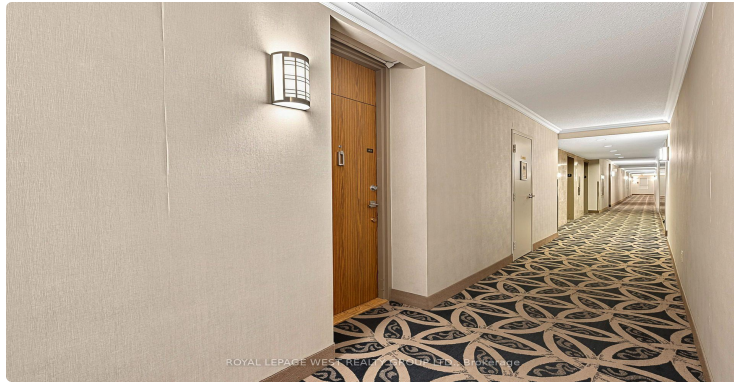
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	—	4 Pc Bath
Laundry	Main	—	—
Other	Main	—	Overlook Golf Course

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE WEST REALTY GROUP LTD.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.