



CENTURY 21 RED STAR REALTY INC. Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13820120

# 70 Annie Craig Drive 4801, Toronto, ON M8V 0C4

Mimico, Toronto · M8V 0C4

C\$ 399,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 1        | 1         | 550   | 0       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Perched on the 48th floor in Mimico's sought-after Humber Bay Shores, this bright one-bedroom suite brings together sweeping city views, contemporary finishes, and the appeal of life by the lake. Offering approximately 590 sq ft, the thoughtfully designed interior opens to a modern kitchen with sleek two-tone cabinetry, quartz countertops, stainless steel appliances, and a tile backsplash accented by under-cabinet lighting. The connected living and dining area creates a welcoming setting for quiet evenings and entertaining alike, while floor-to-ceiling windows fill the space with natural light. A walk-out leads to a private balcony, where the expansive cityscape provides a striking backdrop for morning coffee or unwinding above it all. The primary bedroom offers large windows and mirrored closet doors, complemented by a contemporary 4-piece bathroom, in-suite laundry, and laminate flooring throughout the principal rooms. An extensive collection of building amenities includes a fitness Centre, pool, yoga studio, party room, BBQ terrace, and concierge services. Beyond the building, waterfront trails, Humber Bay parks, neighborhood cafes, and restaurants bring the best of this lakeside community to your doorstep. Nearby public transit and convenient access to the Gardiner Expressway keep you connected to the rest of Toronto. An inviting opportunity for first-time buyers, investors, or anyone seeking a home that pairs the energy of the city with the ease of waterfront living.

### FEATURES

- ✓ Lake Access
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ New Build

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | 1 Storey/Apt    |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 0-5 years       |
| AREA RANGE     | 500-599 sqft    |
| ANNUAL TAX     | \$2,059         |
| POSTAL CODE    | M8V 0C4         |
| NEIGHBOURHOOD  | Mimico          |

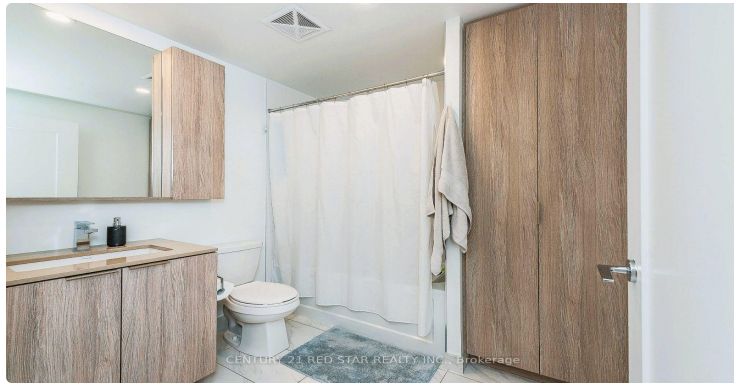
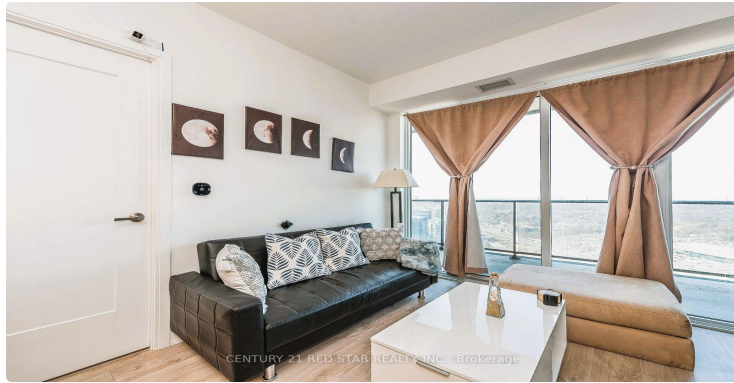
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Flat  | —          | Laminate, Open Concept, W/O To Balcony            |
| Dining Room | Flat  | —          | Combined w/Living, Laminate, W/O To Balcony       |
| Kitchen     | Flat  | —          | Laminate, Stainless Steel Appl, Combined w/Dining |

| ROOM            | LEVEL | DIMENSIONS | FEATURES |
|-----------------|-------|------------|----------|
| Primary Bedroom | Flat  | —          | Laminate |

GALLERY





## LISTING AGENT

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