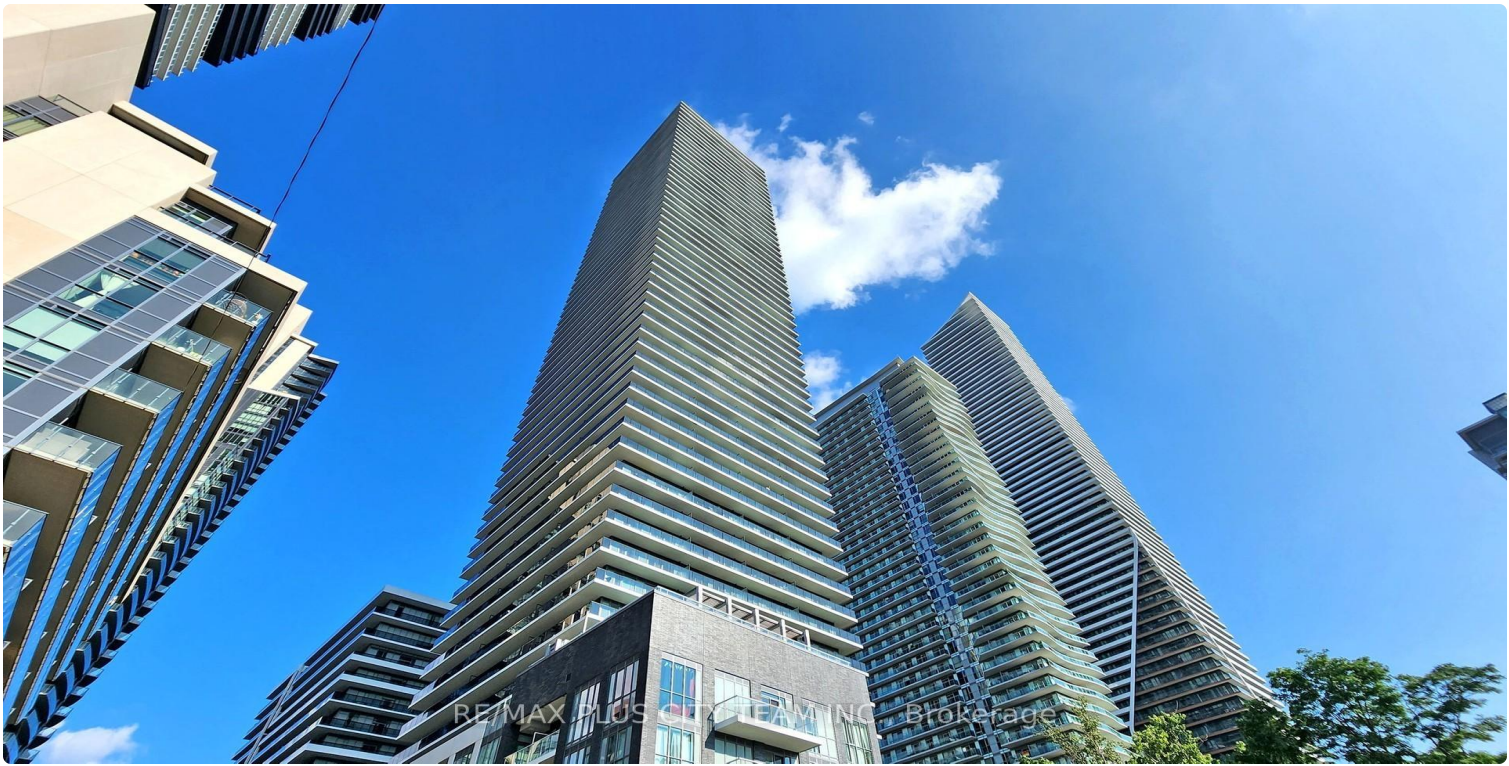




RE/MAX PLUS CITY TEAM INC. Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13839308

70 Annie Craig Drive W 205, Toronto, ON M8V 0G2

Mimico, Toronto · M8V 0G2

C\$ 589,900

2	2	750	1	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience lakeside luxury at Mattamy's Vita on the Lake in the highly sought-after Humber Bay Shores community. This spacious and functional 1-bedroom plus den, 2-bathroom suite offers approximately 701 sq. ft. of interior living space, complemented by a 45 sq. ft. terrace. The open-concept kitchen features quartz countertops, premium built-in appliances, ample cabinetry, and a large centre island with breakfast seating. The bright living and dining area is enhanced by 9-foot ceilings, floor-to-ceiling windows, and a walkout to the terrace. The primary bedroom offers a generous walk-in closet and private ensuite, while the substantial enclosed den with a door provides excellent flexibility as a second bedroom or home office. A second full bathroom adds further convenience. One parking space and one locker are included. Residents enjoy an impressive collection of five-star amenities, including a 24-hour concierge, an outdoor pool, a rooftop deck, a fitness centre, a sauna, a party room, and more. Ideally situated steps from Lake Ontario, waterfront trails, Humber Bay Arch Bridge, parks, marinas, restaurants, cafes, transit, and everyday amenities, offering an exceptional blend of comfort, convenience, and waterfront living.

FEATURES

- ✓ Garage
- ✓ Greenbelt/Conservation
- ✓ Island
- ✓ Lake Access
- ✓ Marina
- ✓ New Build

PROPERTY DETAILS

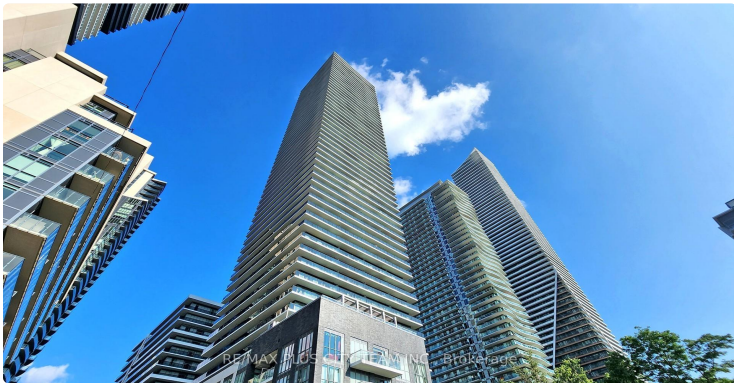
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,617
POSTAL CODE	M8V 0G2
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	6.88 x 3.08	Open Concept, W/O To Balcony, Laminate
Den	Flat	2.31 x 2.13	Sliding Doors, Laminate
Primary Bedroom	Flat	—	3 Pc Ensuite, Walk-In Closet(s), Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	2.92 x 2.74	Centre Island, Quartz Counter, B/I Appliances
Dining Room	Flat	6.88 x 3.08	Open Concept, Laminate

GALLERY





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LISTING AGENT

Pavel Shaganenko

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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.