



FOR SALE

CONDO APARTMENT

MLS# W13848038

35 Ormskirk Avenue 319, Toronto, ON M6S 1A8

High Park-Swansea, Toronto · M6S 1A8

C\$ 659,900

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

ABOUT THIS PROPERTY

This Absolutely Stunning, Up-dated, 2-Level 2 Br + Den Condo (Approx. 1004 Sq Ft As Per MPAC), Situated In A Desirable High Park - Swansea Neighbourhood Is The Perfect Place To Make It Your Home. Bright, Open Concept Living/Dining/Kitchen Featuring A Spacious Living And Dining Area For Everyday Living And Easy Entertainment. Gleaming Engineered Wood Flooring On Main, High End Broadloom On 2nd Floor. Southwest-Facing Window Floods The Space With Natural Light And Leads To A Private Balcony - The Ideal Spot To Relax And Enjoy Warm Afternoon Sun. Recently Freshly Painted Bedrooms And Stair Well, Stainless Steel Appliances. Den On Second Floor Is Perfect As A Home Office Or Reading Room, Combined With A Spacious Ensuite Rough-In Laundry Room With Additional Storage Space. A 3-Piece Bathroom. Storage Is Abundant Throughout The Unit, Under-Stair Storage And Oversized Closets. Underground Parking Space. This Well-Managed Building Residents Enjoy An Exceptional Amenities Include, Outdoor Shared Tennis Court, Shared Pool, Billiard Room, Visitors Parking, Shared Laundry Room In Lower Level, Party/Meeting Room, Fenced Park, Dedicated Dog Area. Electric BBQ Allowed. Utilities Included In Monthly Fee: Common Elements, Water, Heat, Hydro, Bell Internet, And Basic TV! Truly A Must See!! Will Not Disappoint!!

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Greenbelt/Conservation
- ✓ Hospital
- ✓ Lake Access
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

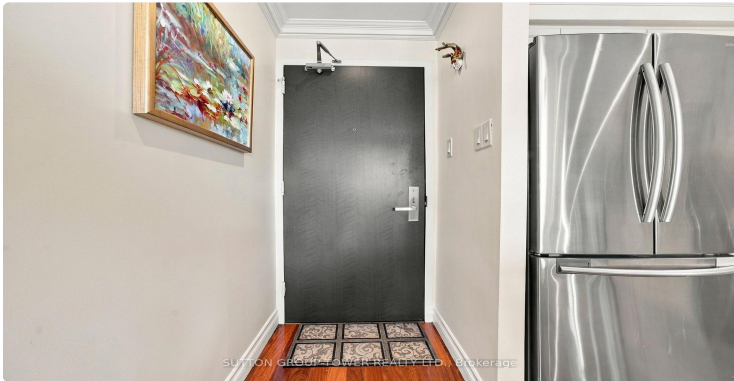
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,046
POSTAL CODE	M6S 1A8
NEIGHBOURHOOD	High Park-Swansea

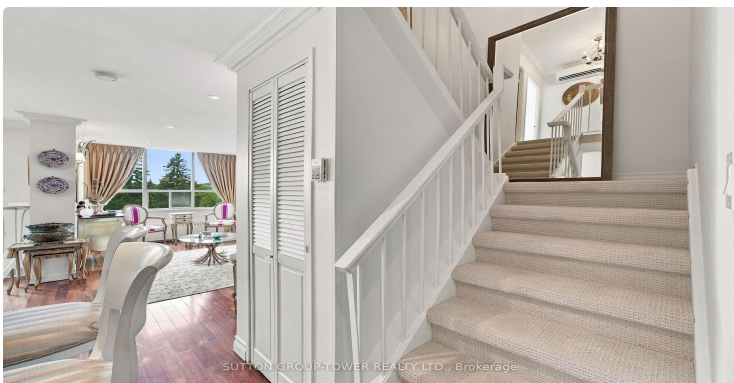
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Laminate, Picture Window
Dining Room	Main	—	Open Concept, Laminate, W/O To Balcony
Kitchen	Main	—	Breakfast Area, Laminate
Primary Bedroom	Second	—	Window, Broadloom, Walk-In Closet(s)
35 Ormskirk Avenue 319, Toronto, ON M6S 1A8			SUTTON GROUP-TOWER REALTY LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Window, Broadloom, Closet
Bathroom	Second	—	Updated, Ceramic Floor, 3 Pc Bath
Den	Second	—	Separate Room, Broadloom, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-TOWER REALTY LTD.

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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.