



FOR SALE

CONDO APARTMENT

MLS# W13855472

2220 Lake Shore Boulevard W 302, Toronto, ON M8V 0B1

Mimico, Toronto · M8V 0B1

C\$ 689,000

2	2	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare condo that lives as beautifully outdoors as it does inside. This exceptional terrace suite at Westlake features an exceptional oversized private terrace-an incredible extension of the living space with room to entertain, dine outdoors, garden, or simply unwind against the peaceful backdrop of Mimico Creek and the surrounding ravine. Inside, the thoughtfully designed 776 sq. ft. layout offers two bedrooms and two bathrooms, with an open-concept living and dining area that walks directly out to the terrace. The modern kitchen is finished with a centre island, stone countertops, mosaic glass backsplash, double sink and contemporary lighting. The primary bedroom includes a walk-in closet, private ensuite and tranquil ravine views. Owned underground parking and a locker are included. Residents of Westlake enjoy an impressive collection of amenities, including concierge service, an indoor pool, fitness centre, sauna, games room and party room. Everything you need is conveniently located within the Westlake community, with Metro, Starbucks, banks, shops and everyday services just steps from your door. Enjoy easy access to the waterfront, Humber Bay Shores, parks, trails, the marina and public transit, with convenient connections to downtown Toronto, Pearson Airport and Mississauga. An extraordinary terrace, a full-service condominium community and one of Mimico's most convenient lifestyle locations-this is urban living with room to breathe.

FEATURES

- ✓ Garage
- ✓ Lake Access
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,730
POSTAL CODE	M8V 0B1
NEIGHBOURHOOD	Mimico

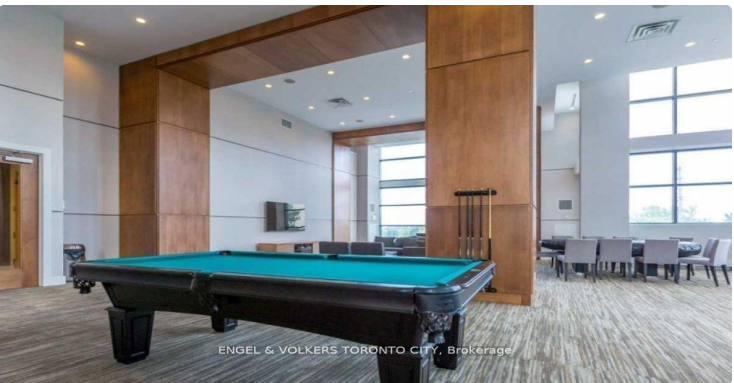
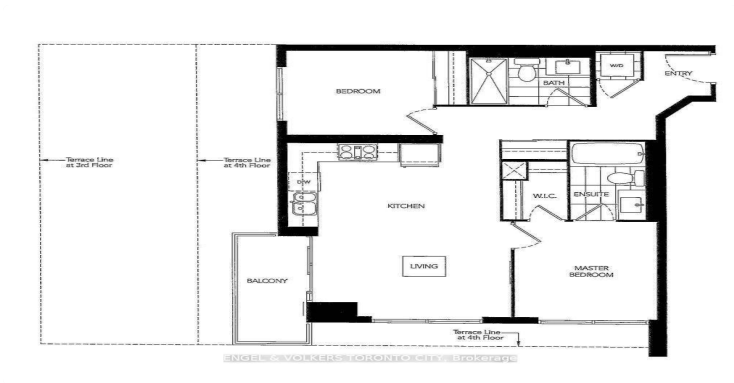
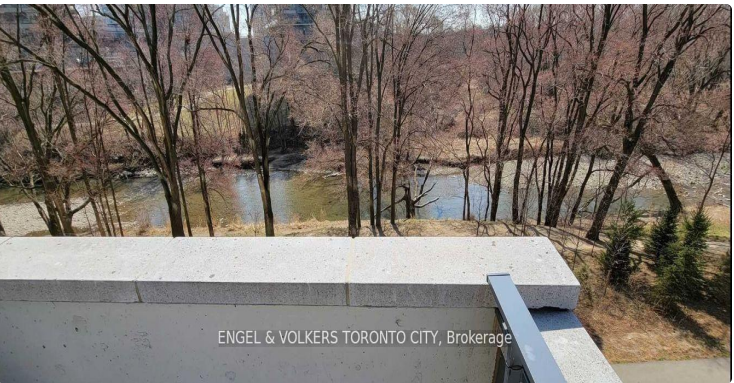
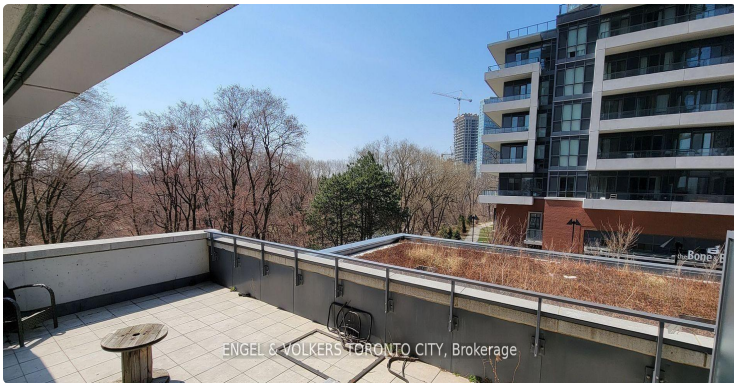
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	3.07 x 2.97	Walk-In Closet(s), Ensuite Bath, Overlooks Ravine
Kitchen	Flat	—	Combined w/Dining, Track Lighting, Modern Kitchen
Bedroom 2	Flat	2.79 x 2.72	Double Closet, Overlook Patio

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	5.56 x 4.24	Combined w/Dining, Laminate, W/O To Patio
Dining Room	Flat	5.56 x 4.24	Combined w/Kitchen, Centre Island, W/O To Patio

GALLERY





LISTING AGENT

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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.