



RE/MAX WEST REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13859950

# 15 James Finlay Way 631, Toronto, ON M3M 0B3

Downsview-Roding-CFB, Toronto · M3M 0B3

C\$ 529,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 650   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

UNIT BEING SOLD FULLY FURNISHED AS PICTURED - JUST MOVE IN AND ENJOY! Welcome to ION Condos! This beautifully maintained 1+1 bedroom, 2 FULL bathroom suite combines style, functionality, and convenience in a highly connected Toronto location. Featuring 9-foot ceilings, laminate flooring throughout, stainless steel appliances, modern finishes, and a bright open-concept living space, this suite offers a comfortable and versatile layout. The generously sized den provides valuable additional space and can easily function as a second bedroom, home office, study, or additional living area. Take in impressive views of the CN Tower and Toronto skyline, creating a beautiful city backdrop to enjoy from the comfort of home. Adding even more value, the unit is being sold FULLY FURNISHED AS PICTURED, making this a truly turnkey opportunity. Simply bring your personal belongings and move right in, or have the suite ready for your next tenant with minimal effort. The unit also includes 1 underground parking space and 1 locker for added convenience and storage. ION Condos is a well-maintained building offering a great selection of amenities, including a fitness centre, party room ,and 24-hour concierge service. Enjoy the convenience of being just minutes from Yorkdale Shopping Centre, Costco, Walmart, Metro, Shoppers Drug Mart, Humber River Hospital, York University, schools, parks, restaurants, shopping ,and everyday essentials. Commuters will appreciate convenient access to TTC public transit and Highways 401 and 400, making it easy to travel throughout Toronto and the GTA. With shopping, dining, healthcare, education, recreation, and major transportation routes all within easy reach, this location offers an excellent balance of convenience and connectivity. **\*\*UNIT CAN BE SOLD UNFURNISHED FOR \$499,900\*\***

### FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

### PROPERTY DETAILS

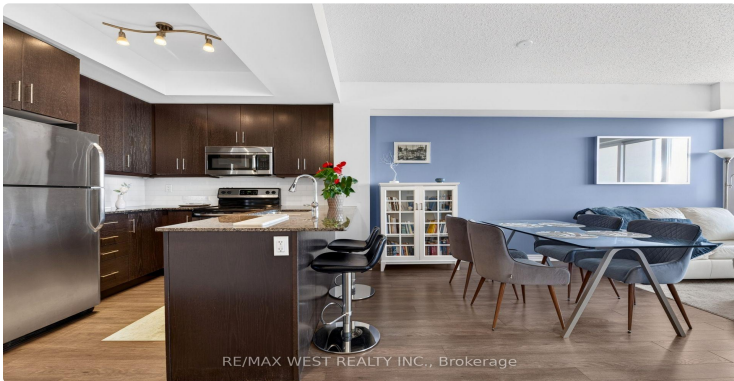
|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Condo Apartment      |
| LISTING STATUS | For Sale             |
| STYLE          | Apartment            |
| PROPERTY TYPE  | Condo Apartment      |
| AREA RANGE     | 600-699 sqft         |
| PARKING        | 1 spaces             |
| ANNUAL TAX     | \$2,724              |
| POSTAL CODE    | M3M 0B3              |
| NEIGHBOURHOOD  | Downsview-Roding-CFB |

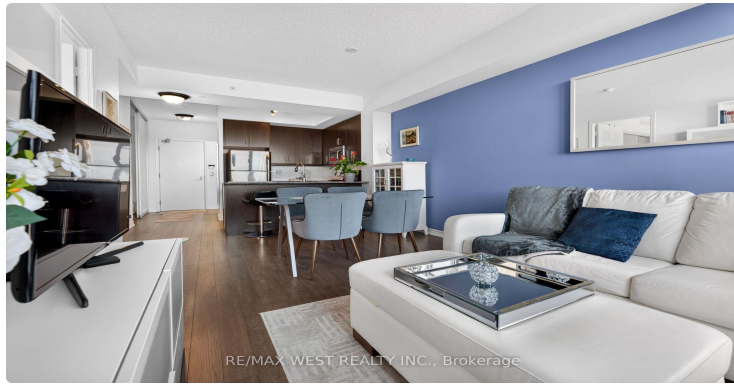
## ROOM BREAKDOWN

| ROOM                                                                   | LEVEL | DIMENSIONS | FEATURES                                                                                   |
|------------------------------------------------------------------------|-------|------------|--------------------------------------------------------------------------------------------|
| Living Room                                                            | Main  | —          | Laminate, Combined w/Kitchen, Large Window                                                 |
| Kitchen<br><small>15 James Finlay Way 631, Toronto, ON M3M 0B3</small> | Main  | —          | Laminate, Stainless Steel Appl, Granite Counters<br><small>RE/MAX WEST REALTY INC.</small> |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                       |
|-----------------|-------|------------|--------------------------------|
| Dining Room     | Main  | —          | Laminate, Combined w/Living    |
| Primary Bedroom | Main  | —          | Laminate, Closet, Ensuite Bath |
| Den             | Main  | —          | Laminate, Sliding Doors        |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

RE/MAX WEST REALTY INC.

**Email:** pshaganenko@gmail.com

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.