



FOR SALE

CONDO APARTMENT

MLS# W13867304

22 Southport Street 833, Toronto, ON M6S 4Y9

High Park-Swansea, Toronto · M6S 4Y9

C\$ 599,900

2	2	950	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

INCREDIBLE VALUE behind the gates of South Kingsway Village, where the city softens into lush landscaping and quiet paths, this luminous almost 1000SF suite boasts spacious 1+1 bed, 2 bath layout (den is same size as a bedroom) offers a refined balance of design, comfort, & calm in Toronto's coveted High Park-Swansea neighbourhood. Large windows, unobstructed exposures and ample natural light bathe the open living and dining area with sunshine ALL DAY, creating a polished, inviting space. The layout flows effortlessly, with rooms that feel considered - perfect for slow mornings with coffee, lively evenings, or quiet moments at day's end. A sleek breakfast bar anchors the kitchen, with ample cabinetry for storage and entertaining - feels like a house. Just beyond, a glass-wrapped den/or second bedroom with sliding doors & floor-to-ceiling windows offers generous space that can rival any bedroom. *Rare in the building* this suite offers unbelievable storage: entry storage room, a secondary closet near bedroom, & a walk-in closet with extra wardrobe in the primary bedroom - you have two! The primary bedroom boasts a 4-pc ensuite, W/I closet & a large window. Enjoy the convenience of ensuite laundry, 1 tandem parking spot (2 cars), a large locker, & all inclusive maintenance fees, including high-speed internet & cable TV. Beyond the suite, South Kingsway Village unfolds like a private estate across a sprawling 4 acre oasis. Landscaped gardens, seating areas, a gazebo, secluded nooks, water features, & expansive BBQ terraces create a seamless summer extension of the home & Zen feel. Enjoy resort-style amenities including an indoor pool, hot tub, gym, billiards, squash court, party lounge, guest suites, bike storage, visitor parking & 24-hour security. High Park, Grenadier Pond & Lake Ontario trails are an 8-min walk. TTC streetcar is at your door, Gardiner 2 mins away, & Mimico GO Station is 9 min drive. Shops, cafes, and markets BVW are nearby!

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Hospital
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

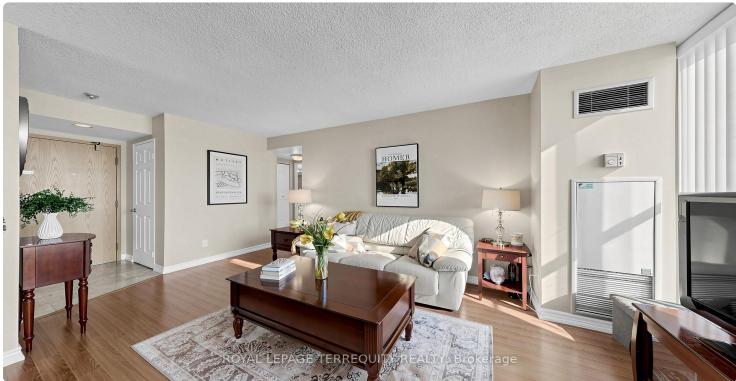
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,425
POSTAL CODE	M6S 4Y9
NEIGHBOURHOOD	High Park-Swansea

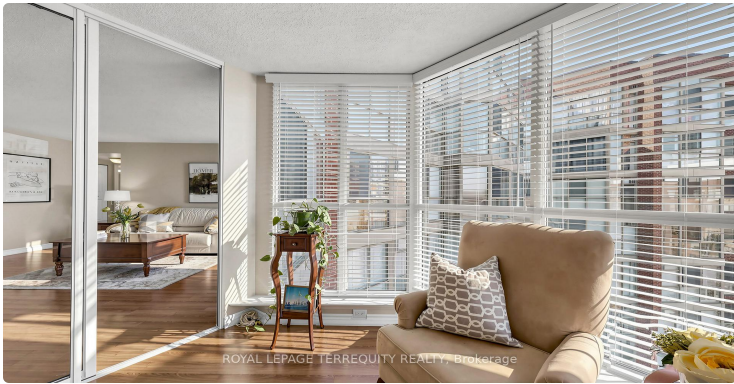
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Flat	—	Open Concept, Laminate, Combined w/Dining
Dining Room	Flat	—	Open Concept, Laminate, Combined w/Living
Kitchen	Flat	—	Breakfast Bar, Marble Floor, Overlooks Living
Primary Bedroom	Flat	—	4 Pc Ensuite, Walk-In Closet(s), Large Window
Solarium	Flat	—	Sliding Doors, Laminate, Window Floor to Ceiling

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.