



FOR SALE

CONDO APARTMENT

MLS# W13870316

30 Samuel Wood Way 602, Toronto, ON M9B 0C9

Islington-City Centre West, Toronto · M9B 0C9

C\$ 500,000

2	2	850	1	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious Corner 2-Bedroom, 2-Bathroom In The Award-Winning Kip District 2 Condos, Featuring A Desirable Layout In The Building! This Bright, Carpet-Free Suite Offers Approximately 865 Sq. Ft. Of Thoughtfully Designed Living Space, Floor-To-Ceiling Windows, And Expansive Views With Lots Of Natural Light. The Open-Concept Living And Dining Area Features Sleek Laminate Flooring And Walks Out To A Large Private Balcony-Perfect For Relaxing Or Entertaining. The Contemporary Kitchen Is Finished With Quartz Countertops And A Matching Backsplash, Flat-Panel Cabinetry, Undermount Sink, Under-Cabinet Lighting, And Stainless Steel Appliances. Both Bedrooms Are Well-Proportioned, With The Primary Bedroom Offering Excellent Closet Space And A 4PC Ensuite Bath And A Walk-Out To The Balcony From The Second Bedroom. Enjoy The Added Convenience Of Two Full Bathrooms, Full-Size Ensuite Laundry And Modern Custom Blinds Throughout. The Suite Includes 1 Underground Parking Space And 1 Locker. Residents Enjoy An Impressive Collection Of Amenities, Including 24-Hour Concierge, Fully Equipped Gym, Party Room, Guest Suite, Rooftop Terrace With BBQs, Pet Wash Station, Visitor Parking, And Bike Storage. Ideally Located Just Steps From Kipling TTC Subway Station, GO Transit, And The Bus Terminal, With Easy Access To Hwy 427, QEW, Gardiner Expressway, And Hwy 401. Minutes To Sherway Gardens, Cloverdale Mall, The East Mall, Restaurants, Shopping, And Everyday Essentials. A Rare Opportunity To Own A Spacious And Stylish, Highly Functional Layout, Premium Finishes, Parking, Locker, And Unbeatable Transit Connectivity. *Select Photos Are Virtually Staged*

FEATURES

- ✓ Garage
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Wooded/Treed
- ✓ New Build

PROPERTY DETAILS

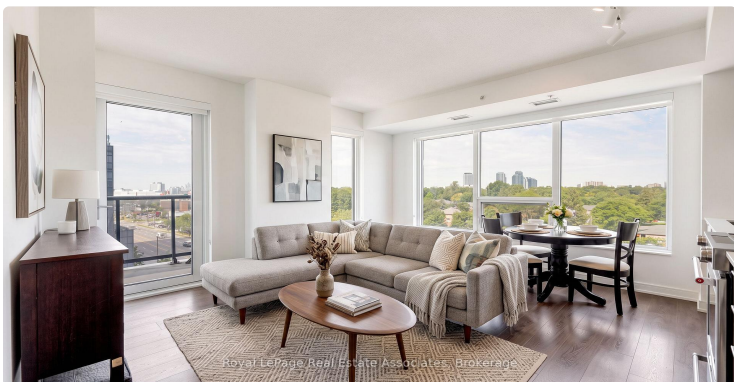
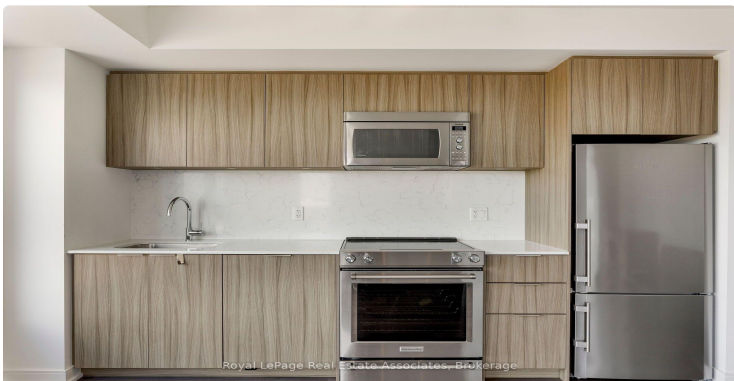
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,783
POSTAL CODE	M9B 0C9
NEIGHBOURHOOD	Islington-City Centre West

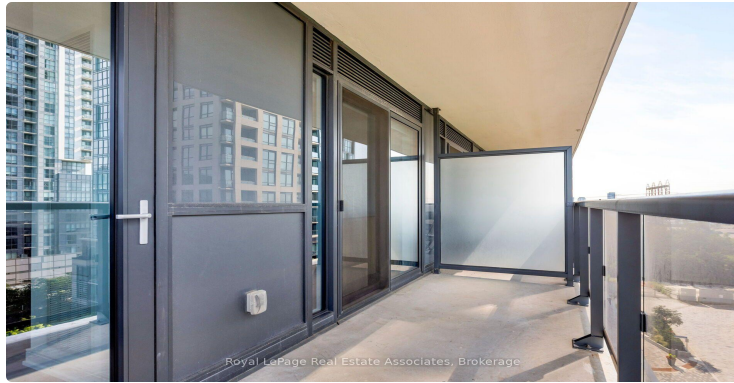
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Combined w/Dining, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Laminate, Combined w/Kitchen, Open Concept
Bedroom	Flat	—	Laminate, 4 Pc Ensuite, Large Closet
Bedroom 2	Flat	—	Laminate, W/O To Terrace, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE ASSOCIATES

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.