



HOMELIFE/BAYVIEW REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13874898

185 Legion Road N 315, Toronto, ON M8Y 0A1

Mimico, Toronto · M8Y 0A1

C\$ 675,000

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

ABOUT THIS PROPERTY

Welcome to The Tides! This rarely available two level loft feels like living in a townhouse! Two premium parking spots (not tandem!) and locker on the same floor create unique convenience unusual in condo living as no elevator is required. Renovated kitchen and washrooms, new blinds, hardwood throughout. A very functional layout with living, dining and entertainment on main level, and private quarters on upper level. Huge w/in closet (previously a den converted by builder), walkout to balcony and ensuite complete the principle bedroom haven. Laundry on upper floor. Guest suites on same floor as unit! All-inclusive maintenance fees. Incredible amenities including outdoor pool with sundeck and track, gym, yoga and cycling studio, sauna, squash court, business center, billiards, library, theatre, party room, and more! Experience resort-like, luxury living at The Tides condos! Walking Distance To Lake, TTC, Grocery Stores, Mimico Village, Biking & Walking Trails Along The Waterfront. Direct Bus (or walk) To Mimico Go, Short Drive Downtown, 2 Min Drive To Gardiner Expressway. Some photos have been virtually staged.

FEATURES

✔ Garage

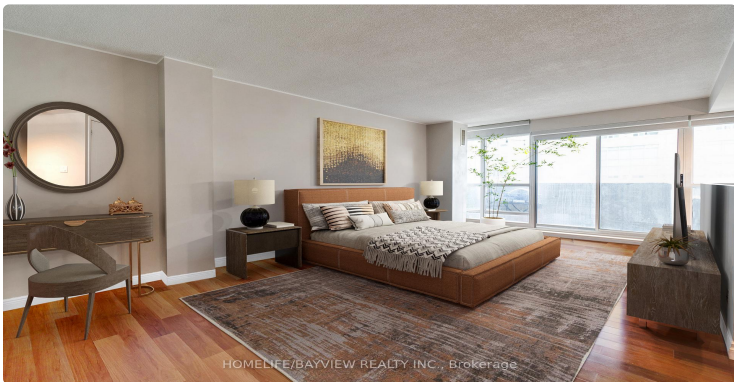
PROPERTY DETAILS

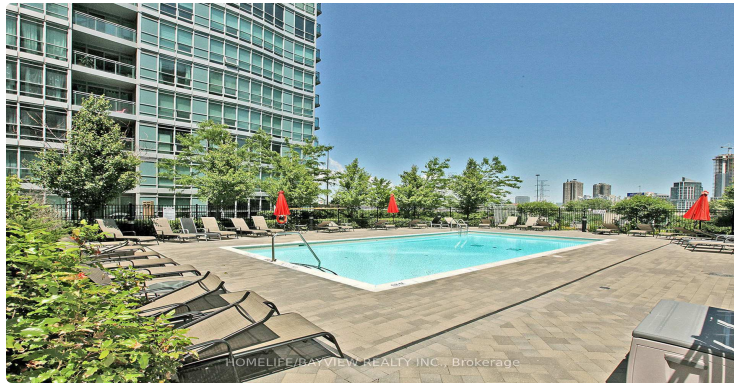
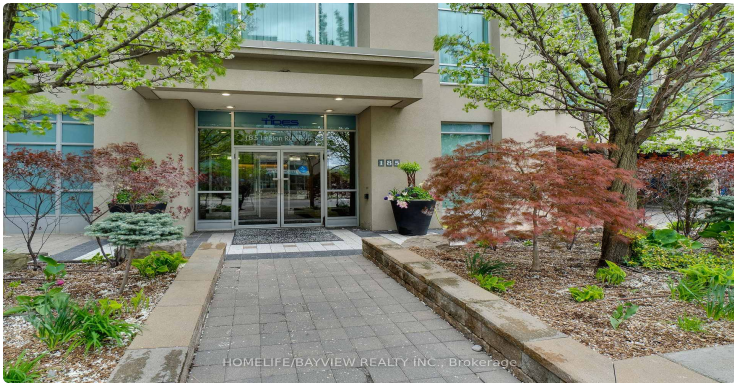
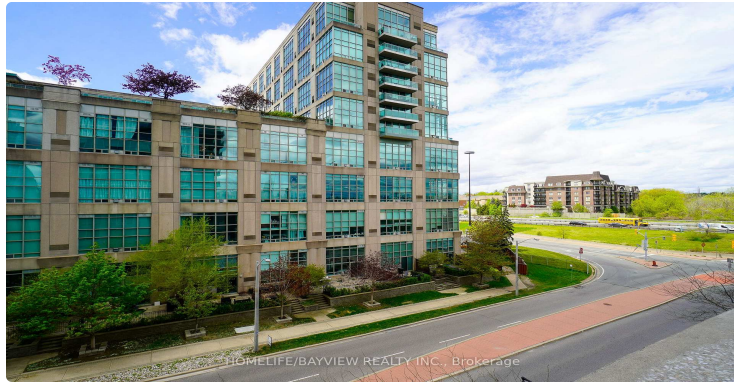
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,877
POSTAL CODE	M8Y 0A1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Open Concept
Dining Room	Main	—	Combined w/Living, Large Window, Hardwood Floor
Kitchen	Main	—	Renovated, Stainless Steel Appl, Breakfast Bar
Primary Bedroom	Upper	—	W/O To Balcony, Walk-In Closet(s), Hardwood Floor
Other	Upper	—	Closet, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/BAYVIEW REALTY INC.

Email: pshaganenko@gmail.com

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.