



FOR SALE

CONDO APARTMENT

MLS# W14086668

185 Legion Road N 2017, Toronto, ON M8Y 0A1

Mimico, Toronto · M8Y 0A1

C\$ 549,000

1 BEDROOMS	1 BATHROOMS	650 SQ FT	1 PARKING	16-30 AGE (YRS)	For Sale TYPE
----------------------	-----------------------	---------------------	---------------------	---------------------------	-------------------------

ABOUT THIS PROPERTY

Welcome to Unit 2017 at "The Tides at Mystic Pointe"-the perfect blend of urban sophistication, low-maintenance living, and resort-style luxury. This impeccably maintained gem features a bright, sun-drenched layout anchored by spectacular floor-to-ceiling windows with breathtaking, unobstructed panoramic views. The open-concept kitchen comes beautifully equipped with rich cabinetry, a timeless subway tile backsplash, and a functional breakfast island topped with premium granite countertops. Boasting modern geometric light fixtures, this immaculate suite is completely move-in ready. Includes 1 exceptionally convenient, owned parking space. Buyers will love the rare, budget-friendly peace of mind with all-inclusive maintenance fees covering utilities (hydro, heat, and water)! Enjoy premier building amenities: a gorgeous outdoor pool, fully equipped fitness center, squash courts, and beautifully appointed lounges. Unbeatable location steps to Mimico GO Station (one stop to Downtown!), Grand Ave Park, Humber Bay Shores, and waterfront trails. Indulge in local legendary spots like San Remo Bakery, Revolver Pizza, and Jimmy's Coffee right outside your door. A quick 10-15 minute drive connects you straight to Downtown Toronto or the Airport. Don't miss this standout opportunity!

FEATURES

✔ Garage

PROPERTY DETAILS

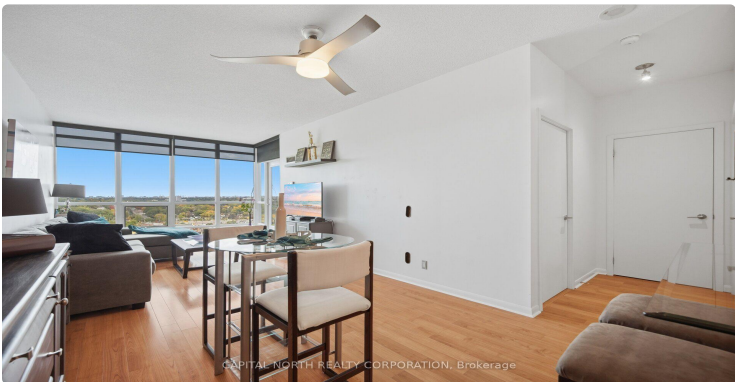
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	16-30 years
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,133
POSTAL CODE	M8Y 0A1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, W/O To Balcony, Laminate
Dining Room	Flat	—	Combined w/Living, Laminate
Kitchen	Flat	—	Breakfast Bar, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Laminate, W/O To Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

CAPITAL NORTH REALTY CORPORATION

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.