



FOR SALE

CONDO APARTMENT

MLS# W14099422

30 Anglesey Boulevard #301, Toronto, ON M9A 3B5

Edenbridge-Humber Valley, Toronto · M9A 3B5

C\$ 1,099,800

2	3	1,700	2	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To The Kingsway Regent, an exclusive 26-suite boutique residence in the heart of prestigious Humber Valley Village. This exceptional 1,775 sq. ft. "Andrew" floor plan offers spacious, sophisticated living with 2 bedrooms and 3 washrooms, including a convenient 2-piece powder room in the foyer. With 9-ft ceilings, an open-concept design, tree-top views, elegant hardwood flooring, airy Euro-style windows and doors, and double Juliette balconies, this suite offers an abundance of natural light & a wonderful sense of space. A cozy gas fireplace adds warmth and character to the inviting living area. The oversized chef's kitchen is ideal for entertaining, featuring high-end appliances, generous cabinetry, extensive counter space, and excellent functionality. The spacious primary bedroom offers a large walk-in closet and luxurious 4-piece ensuite. The second bedroom is generously sized and versatile for family, guests, or a home office. Enjoy the convenience of two side-by-side parking spaces, located directly across from the underground entrance, plus a large private storage locker. The building also offers a guest suite and ample visitor parking. The suite will be sold fully furnished, providing a turnkey opportunity for the next owner. Ideally located just a short stroll to Humbertown Shopping Centre, TTC, local parks and prestigious golf courses, with Pearson International Airport approximately 15 minutes away. A fantastic alternative to bungalow living, offering exceptional space, convenience, and low-maintenance luxury. Situated in one of Toronto's most stable and sought-after neighbourhoods, this well-managed boutique building offers a healthy reserve fund, providing peace of mind for buyers. With its generous proportions, good amenities, excellent location, and strong market demand, opportunities of this quality rarely come available. Features that contribute significantly to the value of this condo: West exposure, A 3rd washroom, 2 parking spots & Furnished.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	16-30 years
AREA RANGE	1600-1799 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,195
POSTAL CODE	M9A 3B5
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	2.50 x 2.10	Mirrored Closet, 2 Pc Bath
Living Room	Ground	5.35 x 4.00	Open Concept, Hardwood Floor, Juliette Balcony
Dining Room	Ground	4.75 x 3.35	Open Concept, Wood, Hardwood Floor
Family Room	Ground	4.90 x 3.65	Juliette Balcony, Hardwood Floor, Fireplace
Kitchen	Ground	5.00 x 3.35	Open Concept, Modern Kitchen
Primary Bedroom	Ground	5.10 x 4.15	Broadloom, 4 Pc Ensuite
Bedroom 2	Ground	3.55 x 3.20	Broadloom, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PREMIER 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.