



FOR SALE

CONDO APARTMENT

MLS# W14102880

135 Marlee Avenue 1904, Toronto, ON M6B 4C6

Briar Hill-Belgravia, Toronto · M6B 4C6

C\$ 569,000

3	2	950	1	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

There is a reason units in this building don't sit on the market for long and have held their value better than the average Toronto condo. The details that make this home so comfortable and functional are also what make it a smart long term investment. There is an old saying that they don't make them like they used to," and that couldn't be more true here. The size and layout are refreshing. The large kitchen has full size appliances, tons of counter space and cabinetry, and plenty of room to gather around the center island. It feels like its own defined space while still flowing into the living and dining room. And isn't it refreshing to find a condo that can comfortably fit a real dining table? This is a home you can actually entertain in. Down the hall are two well sized bedrooms, two bathrooms - including a primary ensuite - and a den with a door. The laundry room doubles as ensuite storage, and there is even a separate linen closet! Another rare find in newer condos. Large north facing windows bring in plenty of natural light and open views, while the spacious balcony gives you room to sit back and take it all in. The suite also includes underground parking, reasonable price per square foot maintenance fees that cover all utilities, plus the opportunity to secure an external storage locker after a short wait on the building's waitlist. And all of this for under \$570,000? That's great value. Now let's explore the location. 135 Marlee is less than a kilometre from both Eglinton West and Glencairn subway stations, even closer to the Eglinton LRT, and minutes from Allen Road for easy commutes outside the city. Love nature, walking or biking? Perfect. The building backs right on to the popular green space Kay Gardner Beltline. You are also in the sought after West Prep P.S. catchment, and benefit from a daycare and Sobeys just one block north. I could keep going, but I think you get it. Time to book a showing a fall in love!

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

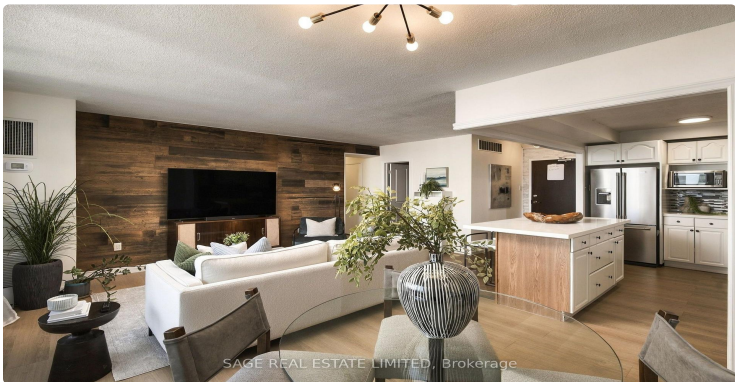
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AGE	31-50 years
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,056
POSTAL CODE	M6B 4C6
NEIGHBOURHOOD	Briar Hill-Belgravia

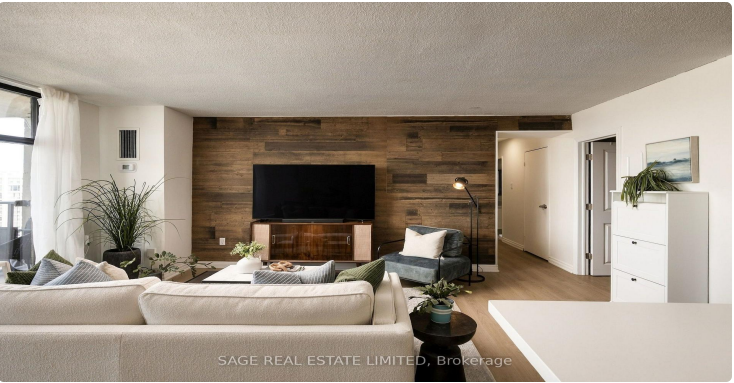
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
135 Marlee Avenue 1904, Toronto, ON M6B 4C6			SAGE REAL ESTATE LIMITED

Kitchen	Flat	—	Centre Island, Stainless Steel Appl, Quartz Counter
Living Room	Flat	—	Open Concept, Vinyl Floor, W/O To Balcony
Dining Room	Flat	—	Open Concept, Vinyl Floor, W/O To Balcony
Primary Bedroom	Flat	—	Ensuite Bath, Walk-In Closet(s), Vinyl Floor
Bedroom 2	Flat	—	B/I Closet, Large Window, Vinyl Floor
Den	Flat	—	Vinyl Floor, Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

SAGE REAL ESTATE LIMITED

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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.