



FOR SALE

CONDO APARTMENT

MLS# W14106218

# 35 Viking Lane 238, Toronto, ON M9B 0A2

Islington-City Centre West, Toronto · M9B 0A2

C\$ 450,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 750   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 35 Viking Lane! Your new home puts you a 5 to 7 minute walk from Kipling Station, with GO, TTC and MiWay transit all within reach. For getting around the city, the location is hard to beat. Inside is a bright 1+1 unit with roughly 760 square feet of open concept living. The kitchen, dining and living areas flow together, and the kitchen has a proper island, ample counter space and full appliances. The den sits behind French doors, working as a real home office or second bedroom. The primary bedroom has a walk-in closet, and the private balcony is a good spot to unwind. The unit includes an owned parking spot and a separate storage locker. The building offers an indoor pool and hot tub, a well equipped gym, a golf simulator, a movie room, a library and card room, and guest suites for visitors.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                            |
|----------------|----------------------------|
| PROPERTY TYPE  | Condo Apartment            |
| LISTING STATUS | For Sale                   |
| STYLE          | Apartment                  |
| PROPERTY TYPE  | Condo Apartment            |
| BASEMENT       | Other                      |
| AREA RANGE     | 700-799 sqft               |
| PARKING        | 1 spaces                   |
| ANNUAL TAX     | \$2,968                    |
| POSTAL CODE    | M9B 0A2                    |
| NEIGHBOURHOOD  | Islington-City Centre West |

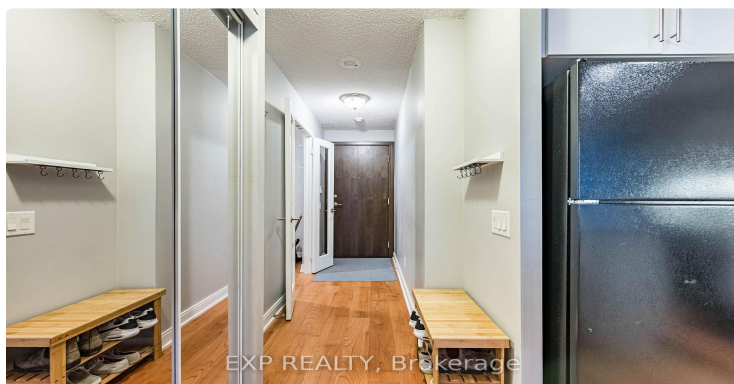
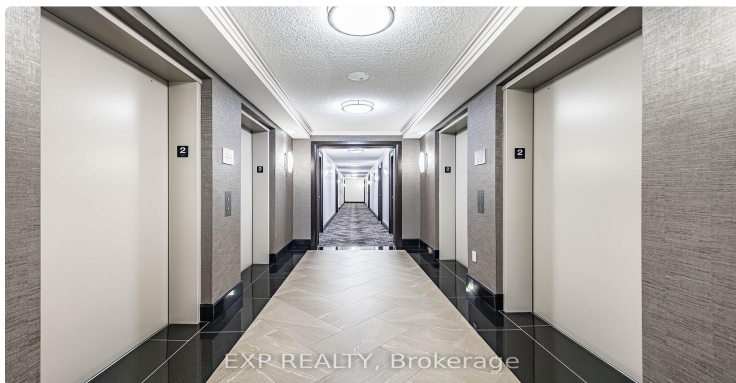
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES               |
|-------------|-------|------------|------------------------|
| Office      | Main  | —          | Laminate               |
| Kitchen     | Main  | —          | Carpet Free, Laminate  |
| Dining Room | Main  | —          | —                      |
| Living Room | Main  | —          | Laminate, Large Window |
| Bedroom     | Main  | —          | —                      |
| Bathroom    | Main  | —          | 4 Pc Bath              |

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## GALLERY





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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.