

\$529,000 - 631 - 88 Colgate Avenue, Toronto (south Riverdale)

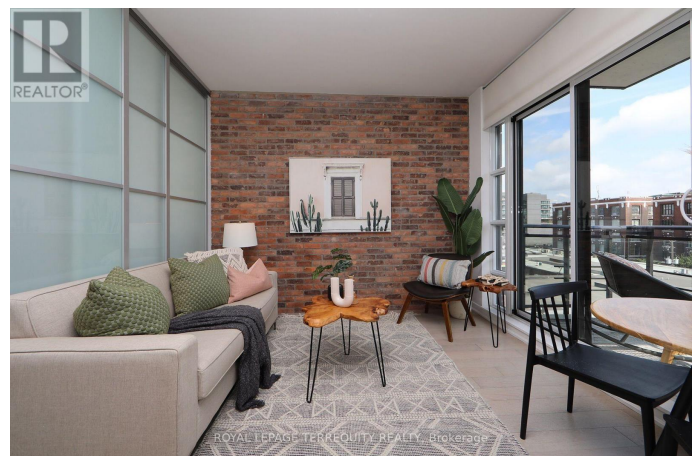
MLS® #E12443090

\$529,000

1 Bedroom, 1.00 Bathroom,
Single Family

South Riverdale, Toronto (south Riverdale),
Ontario

A rare find in the heart of Leslieville - this 1-bedroom corner suite wraps you in light from two exposures, north & east, thanks to an exclusive builder upgrade. At just the right height above the street, you'll feel the city's pulse yet enjoy your own quiet escape. Soaring 9-ft ceilings, a striking brick feature wall, and sleek stone counters set the stage for a home that's as stylish as it is comfortable. Sliding glass doors frame the bedroom, where a rare, large window floods the space with light - balanced by blackout blinds for those slow, indulgent weekends. Step onto your large, private balcony (with power) and watch the neighborhood wake up. This suite includes a deeded parking spot, storage locker, and a bike storage locker - because life here calls for cycling to the market or down the Don Valley trails. The building's boutique charm comes with big amenities: a rooftop deck for sunset cocktails, a well-equipped gym, guest suites, concierge service, party room, theatre room, and visitor parking. Outside your door, Queen Street East buzzes with some of the city's best cafes, bars, and boutiques. Ascari, Crows Theatre, John Chang Park, and Jimmy Simpson Park are steps away, while the DVP and transit make Downtown or the Danforth feel impossibly close. This isn't just a home - it's a front-row seat to the best of Toronto's east side. Stylish, effortless, and ready for your



Essential Information

Listing #	E12443090
Price	\$529,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	631 - 88 Colgate Avenue
Subdivision	South Riverdale
City	Toronto (south Riverdale)
Province	Ontario
Postal Code	M4M0A6

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Exercise Centre, Party Room, Storage - Locker, Security/Concierge
Features	Balcony
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Concrete
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Listing Details

Listing Office	ROYAL LEPAGE TERREQUITY REALTY
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