



300 Coxwell Ave 508
Toronto Ontario M4L 3B6
 Toronto E01 Greenwood-Coxwell Toronto % Dif: 98
Taxes: \$1,645.17 / 2024 **For:** Sale **SPIS:** N **DOM:** 84
Sold: \$430,000
List: \$449,900

Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 8 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: MTCC / 791 **Locker Unit:** 1x4xMain
Level: 5

Dir/Cross St: Coxwell and Gerrard
Prop Mgmt: Goldview Property Management Ltd

MLS#: E9471162 **Sold Date:** 01/14/2025

PIN#: 117910040

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	
Basement:	None	Maint:	\$582.33	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Concrete
Heat:	Other / Electric	Central Vac:	N	Gar/Gar Spcs:	Surface / 1
Apx Age:		UFFI:		Park/Drive:	Surface
Apx Sqft:	500-599	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	S	Heat Incl:		#:	13
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	
Phys Hdcp-Eqp:		Cert Level:		Bldg Amen:	Rooftop Deck/Garden
		GreenPIS:		Com Elem Incl:	
		Prop Feat:	Beach, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	11.45	x 16.01	Combined W/Living Large Window
2	Living	Main	11.52	x 10.37	Combined W/Dining Large Window
3	Br	Main	8.4	x 10.33	Window
4	Kitchen	Main	8.1	x 8.07	
5	Bathroom	Main	8.1	x 5.09	4 Pc Bath
6	Foyer	Main	6.59	x 3.31	B/I Closet Mirrored Closet

Client Remks: Spacious south facing 1 bedroom on the top floor with owned parking! Fabulous treetop and lake views! High 9ft+ ceilings, beautiful wide plank grey cork flooring. 4 piece bath. Full enclosed kitchen. Bright with tons of natural light. The dividing wall that currently separates the bedroom from the living room could easily be removed & a full wall with door could be installed. Louvred doors that close off kitchen have been removed but are currently being stored should the new owner want them. Unit is located on the top floor directly below the gorgeous rooftop garden with spectacular city & lake views. Your own oasis awaits you right above your unit! Beautifully maintained building & pet friendly! Incredible location with grocery shopping, shoppers drug mart & public transit right at your doorstep. All the best that Gerrard St East has to offer! Super neighbourhood with boutique butcher shop, many fantastic dining options and Toronto's favorite donut spot, Gloryhole Donuts! Located between Leslieville & The Beach and a short walk to the Danforth. Steps to the Indian Bazaar.

Extras: The laundry room is conveniently located on the same floor as the unit.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850



630 Greenwood Ave 707
Toronto Ontario M4J 0A8

Toronto E01 Greenwood-Coxwell Toronto % Dif: 98

Taxes: \$2,160.17 / 2025 **For:** Sale

SPIS: N

Sold: \$490,000

List: \$499,999

DOM: 34

Condo Apt

#Shares%:

Rms: 5

Other

Locker#:

Bedrooms: 1 + 1

Unit#: 707

Locker Lev/Unit:

Washrooms: 1

Corp#: TSCC / 2836

Locker Unit:

1x4xMain

Level: 7

Dir/Cross St: Danforth & Greenwood Ave

Directions: Danforth & Greenwood Ave

Prop Mgmt: First Service Residential

MLS#: E11991340

Sold Date: 04/02/2025

PIN#:

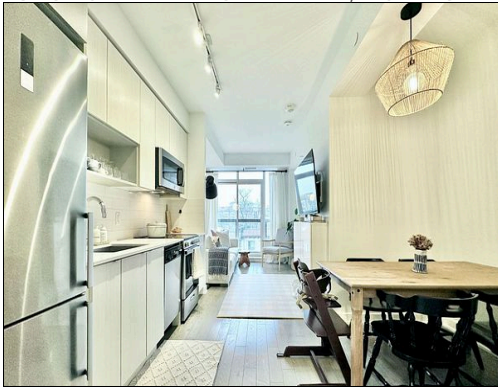
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$503.07	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick Front / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	500-599	Elev/Lift:	Y	Park Type:	None
Sqft Source:	Floor plan	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	N	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Survey Type:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	9.81	x 9.22	B/I Closet
2	Living	Main	22.01	x 9.71	Balcony
3	Den	Main	8.3	x 7.02	Combined W/Dining

Client Remks: Welcome to this beautifully updated one-bedroom plus den condo, ideally located at the bustling intersection of Danforth and Greenwood. Just a four-minute walk from Greenwood TTC station, this unit offers unparalleled convenience for commuters. The spacious den is versatile enough to serve as a second bedroom, making it perfect for guests or a home office. Step inside to find a bright, freshly painted interior with upgraded hard wood floors featuring a main bedroom with built-in closet organizers for optimal storage. The modern kitchen is equipped with stainless steel appliances, soft close cabinetry and extra storage space which is perfect for whipping up meals. Residents can enjoy the top floor amenities, which include a large outdoor terrace with barbeques, a large room for gatherings, and a well-equipped gym. This condo is situated in a vibrant, commuter-friendly neighborhood, with schools, shops, and a variety of restaurants just steps away along the Danforth. Parking and locker may be available for purchase from builder. Don't miss your chance to make this fantastic condo your new home!

Extras:

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



630 Greenwood Ave 309
Toronto Ontario M4J 0A8

Toronto E01 Blake-Jones Toronto % Dif: 98

Taxes: \$2,367.61 / 2024 **For:** Sale

SPIS: N

Sold: \$540,000

List: \$550,000

DOM: 48

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 1 + 1

Unit#: 9

Locker Lev/Unit:

Washrooms: 2

Corp#: TSCC / 2836

Locker Unit:

1x4xFlat, 1x3xFlat

Level: 3

Dir/Cross St: Danforth & Greenwood Ave

Directions: Danforth & Greenwood Ave

Prop Mgmt: First Service Residential

MLS#: E12086014

Sold Date: 06/03/2025

PIN#:


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$561	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick Front / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	None
Sqft Source:	600 sq ft per floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	N	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	
Survey Type:	Unknown	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Bike Storage, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		Prop Feat:	Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.24	x 10.66	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	18.24	x 10.66	Hardwood Floor	Open Concept	
3	Kitchen	Flat	18.24	x 10.66	Stainless Steel Appl	Quartz Counter	Combined W/Dining
4	Br	Flat	10.6	x 9.15	Large Window	W/I Closet	Ensuite Bath
5	Den	Flat	8.76	x 7.58	Sliding Doors	Enclosed	Hardwood Floor

Client Remks: This spacious and functional one-bedroom plus den condo on the Danforth in East York offers 600 sqft of fully usable layout, with no wasted space. Features include two full bathrooms, an enclosed den with a sliding door (ideal as a second bedroom), a walk-in closet in the main bedroom, stainless steel appliances, full-sized washer and dryer, and digital HVAC controls. Builder upgrades: extra height & soft close kitchen cabinets and engineered hard wood floors. Located in a convenient, commuter-friendly neighbourhood, you'll be close to multiple schools, shops and restaurants along the Danforth, several large parks, and just a four-minute walk to Greenwood TTC Station on Line 2.

Extras:

Listing Contracted With: PROPERTY.CA INC. 416-583-1660



630 Greenwood Ave 305
Toronto Ontario M4J 0A8
Toronto E01 Greenwood-Coxwell Toronto % Dif: 96
Taxes: \$2,954 / 2024 **For:** Sale **SPIS:** N **DOM:** 32

Sold: \$545,000
List: \$567,000

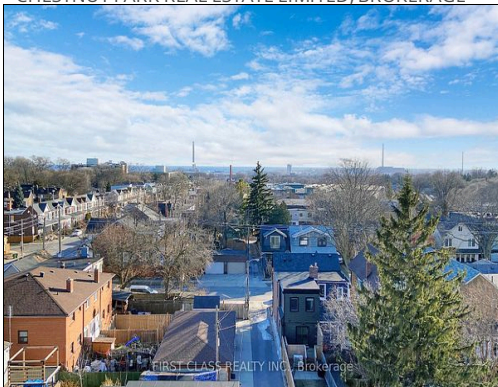
Condo Apt
Apartment
Unit#: 05
Corp#: TSCC / 2836

#Shares%:
Locker#: L257
Locker Lev/Unit: B
Locker Unit: 57
Level: 3

Rms: 4
Bedrooms: 2
Washrooms: 2
1x3xFlat, 1x4xFlat

Dir/Cross St: Greenwood Ave & Danforth Ave
Directions: Greenwood Ave & Danforth Ave
Prop Mgmt: Crossbridge

MLS#: E12118956		Sold Date: 06/03/2025	
PIN#:			
Kitchens:	1	Pets Perm:	Restrict
Fam Rm:	Y	Locker:	Owned
Basement:	None	Maint:	\$663.16
Fireplace/Stv:	N	A/C:	Central Air
Heat:	Forced Air / Gas	Central Vac:	N
Apx Age:	0-5	UFFI:	
Apx Sqft:	600-699	Elev/Lift:	Retirement:
Sqft Source:	MPAC 665 SQ FT	Taxes Incl:	Water Incl:
Exposure:	S	Heat Incl:	Hydro Incl:
Assessment:		Cable TV Incl:	CAC Incl:
Spec Desig:	Unknown	Bldg Ins Incl:	Prkg Incl:
Survey Type:	None	Cert Level:	Energy Cert:
Phys Hdcap-Eqp:		GreenPIS:	
		Prop Feat:	
		Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School, Terraced	
Balcony:	Terr	Park/Drive:	Private
Ens Lndry:	Y	Park Type:	Owned
Lndy Lev:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exterior:	Brick	#:	P2-11
Gar/Gar Spcs:	Underground / 1	Park \$/Mo:	
Park/Drive:	Private	Prk Lvl/Unit:	B/11
Park Type:	Owned	Bldg Amen:	Exercise Room, Games Room, Recreation Room, Rooftop Deck/Garden
Park/Drv Spcs:	1	Com Elem Incl:	
#:	P2-11		
Park \$/Mo:			
Prk Lvl/Unit:	B/11		
Bldg Amen:	Exercise Room, Games Room, Recreation Room, Rooftop Deck/Garden		
Com Elem Incl:			
#	Room	Level	Length (ft)
			Width (ft)
			Description
Client Remks: Welcome to Platform Condos, Experience urban living at its finest in this stunning 2 bedroom + 2 bathroom south-facing suite, perfectly situated in a vibrant recently built boutique building. Located in the coveted Danforth-Greenwood neighborhood, this elegant home boasts a bright, open-concept design with 9-foot ceilings, a modern kitchen with quartz countertops, and luxurious finishes throughout. Step onto your private balcony for tranquil canopy with breathtaking views of Lake Ontario, or explore the local shops, cafes, and dining hotspots right outside your door. Unparalleled convenience with Greenwood Station just a 3-minute walk away, offering seamless access to downtown and the beaches. The building features top-tier amenities, including a party room, gym, and an incredible rooftop terrace with panoramic city views. Don't miss this rare opportunity to own a sophisticated condo in one of Toronto's most desirable locations!			
Extras:			
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300			



630 Greenwood Ave S 603
Toronto Ontario M4J 0A8

Sold: \$580,000
List: \$625,000

Toronto E01 Blake-Jones Toronto % Dif: 93

Taxes: \$2,946.91 / 2024 **For:** Sale

SPIS: N

DOM: 66

Condo Apt

#Shares%:

Rms: 5 + 1

Apartment

Locker#: 38

Bedrooms: 1 + 1

Unit#: 03

Locker Lev/Unit: P1

Washrooms: 2

Corp#: TSCC / 2836

Locker Unit: 38

1x4xFlat, 1x3xFlat

Level: 6

Dir/Cross St: Danforth & Greenwood

Prop Mgmt: Crossbridge Condominium Services

MLS#: E11921074

Sold Date: 03/20/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$646.09	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	645 SQFT as per builder	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P2/23
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Games Room, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Flat	9.55	x 10.01	Laminate	W/I Closet	Large Window
2	Den	Flat	6.3	x 5.25	Laminate		
3	Kitchen	Flat	8.99	x 10.01	Laminate	Quartz Counter	Backsplash
4	Living	Flat	8.99	x 10.01	Laminate	W/O To Balcony	Combined W/Dining
5	Dining	Flat	8.99	x 10.01	Laminate	Open Concept	Combined W/Living

Client Remks: Welcome to this Luxury High Level South City View 9' Ceiling 1+1 Bedroom with 2 Washrooms and Large Windows unit. Tons of Natural Light! New Repainted. Danforth Community which Close to All Amenities. Nine Minutes Away from the Beautiful Woodbine Beach!! Steps to 2 Subway Stations, public Transit, Grocery Stores, Restaurants, 3 large parks, stadium and playgrounds for kids and pets, gas station, fire-station, drug store, walk-in clinic, beer store, Hapkido, Leslieville/Little India/Danforth Greek-Town, Riverdale. Gym & Yoga Studio, Party/Meeting Room, Game Room and Rooftop Terrace with Panoramic Views! \$20K Designer upgraded Modern Kitchen. Quartz countertops, Extended Upper Cabinets with soft closing doors, luxury finishes, cabinetry & hardware. Marble kitchen backsplash 4" Potlights, Roller Shades blinds, Premium Ent. pkg Hdmi conduit & intra-wall backing for TV mount up to 54" model. **EXTRAS** All S/S Appliances. Heat pump is rental.

Extras:

Listing Contracted With: FIRST CLASS REALTY INC. 905-604-1010


630 Greenwood Ave 414
Toronto Ontario M4J 0A8

Toronto E01 Blake-Jones Toronto % Dif: 98

Taxes: \$3,118.66 / 2024 **For:** Sale**SPIS:** N**Sold: \$703,000****List: \$719,900****DOM:** 25

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 14**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2836**Locker Unit:**

1x4xMain, 1x3xMain

Level: 4**Dir/Cross St:** Greenwood Ave & Danforth Ave**Prop Mgmt:** Crossbridge Condominium Services 647-741-2497**MLS#:** E11920570**Sold Date:** 02/07/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$770.44	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:	New	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	None
Sqft Source:	824 SqFt as per Builder Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	Ne	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Exercise Room, Games Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19.08	x 10.42	Open Concept
2	Dining	Flat	19.08	x 10.42	Open Concept
3	Kitchen	Flat	19.08	x 10.42	Combined W/Dining
4	Prim Bdrm	Flat	9.75	x 9	3 Pc Ensuite
5	2nd Br	Flat	9.17	x 9	Double Closet
6	Den	Flat	7.42	x 4.83	Laminate

Client Remks: Incredible Value: 824 Sqft 2 Bed + Den corner unit at Platform Condos on the Danforth. Enjoy style, comfort, and convenience in this upgraded, freshly painted bright corner suite at the boutique 9-storey Platform Condos. Featuring a split 2-bedroom layout, 2 full bathrooms, and a separate den ideal for a home office or extra storage, this unit is designed for modern living. The efficient floor plan offers bedrooms on opposite ends for maximum privacy and a bright, open living area with floor-to-ceiling windows and unobstructed views. The modern kitchen boasts stainless steel appliances, a sleek herringbone tile backsplash, and quartz countertops. The primary suite includes a walk-in closet and a 3-piece ensuite, while the second bedroom provides generous space for comfort. Premium vinyl flooring throughout ensures a clean, carpet-free home. Step out onto the balcony for natural light and fresh air. Parking is available for purchase from the developer at a great price. Building Amenities include a rooftop terrace with breathtaking views, a gas fire pit, BBQ and dining areas, an exercise room, a pool table, and a party/meeting room with a kitchen. Prime location steps from Greenwood TTC Subway Station and the vibrant shops and restaurants of the Danforth, this location is minutes from Bloor/Yonge, Woodbine Beach, Monarch Park, and major highways ideal for commuters and those who love city living at an affordable price. ****EXTRAS**** Building Amenities: Huge 9th-Floor Rooftop Wrap Around Terrace W/ Sun Lounge/Boot Camp Area & Bbq And Fire Pit. Gym And Yoga Studio, Party Room And Games Room With Pool Table. Visitor Parking.

Extras:**Listing Contracted With:** RE/MAX REAL ESTATE SOLUTIONS 437-838-8111


300 Coxwell Ave 211
Toronto Ontario M4L 3B6
Sold: \$755,000
List: \$499,900

Toronto E01 Greenwood-Coxwell Toronto % Dif: 151

Taxes: \$2,067.18 / 2024 **For:** Sale**SPIS:** N**DOM:** 3

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 11**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 791**Locker Unit:**

1x4xFlat, 1x4xFlat

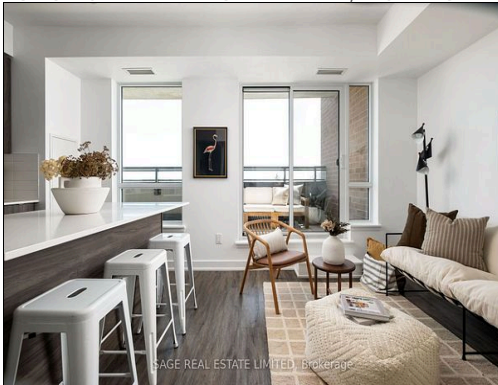
Level: 2**Dir/Cross St:** Gerrard/Coxwell**Prop Mgmt:** Goldview Property Management Ltd.**MLS#:** E11941394**Sold Date:** 01/30/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	
Basement:	None	Maint:	\$803.85	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Concrete
Heat:	Baseboard / Electric	Central Vac:	N	Gar/Gar Spcs:	Attached / 1
Apx Age:		UFFI:		Park/Drive:	Other
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	Previous Listing	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:		#:	18
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	Level 1 - 18
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Rooftop Deck/Garden
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.55	x 18.5	Open Concept	Laminate	Large Window
2	Dining	Flat	13.55	x 18.5	Combined W/Living	Laminate	Open Concept
3	Kitchen	Flat	12.17	x 8.01	Laminate	Open Concept	B/I Dishwasher
4	Prim Bdrm	Flat	11.38	x 10.17	4 Pc Ensuite	W/I Closet	Large Window
5	2nd Br	Flat	12.07	x 10.04	W/I Closet	Large Closet	B/I Desk
6	Foyer	Flat	4.1	x 2	Closet	Tile Floor	

Client Remks: Welcome to 300 Coxwell Avenue, a rare gem in a boutique building located where Leslieville meets the Beach. With an incredible 96 walk score, shops, cafes, & amenities are right at your doorstep. This one-of-a-kind unit features soaring 11+ ceilings with exposed concrete & industrial piping, giving it true loft character. 1 of only 2 units in the building with this exclusive design, the ceiling-height renovation was completed legally with board approval. The walk-through kitchen, updated in 2020, blends style & practicality with sleek cabinetry, stainless steel appliances, & a panel-ready Bosch dishwasher. Enjoy the modern sophistication of an open concept layout combined with the unbeatable efficiency of a galley kitchen. This is a 2 bedroom condo with 2 actual bedrooms! Here, both rooms are sized large enough to accommodate king-sized beds in addition to providing ample storage with 2 oversized WICs. The primary suite creates a private retreat with a luxurious 4-piece ensuite bathroom. Additional thoughtful upgrades make this unit as comfortable as it is stylish. New ductless AC/heating wall unit installed in 2022, & compact Wi-Fi-operated baseboard radiators were added in 2020 for energy efficient climate control. Huge east-facing windows, replaced in 2021, flood the space with natural light, & both bathrooms were updated in 2024 with custom marble tiles & premium fixtures. The 44-unit building has also seen significant upgrades, including refreshed common areas in 2024 & upcoming exterior improvements. Residents enjoy access to a stunning rooftop deck with a beautifully maintained garden & unobstructed views of the city skyline & waterfront. There is also the rare perk of an on-site superintendent ensuring the property is impeccably cared for. Condo fees cover most utilities, offering excellent value. This is your opportunity to own a truly special property in one of Torontos most sought-after neighbourhoods.

Extras:**Listing Contracted With:** IPRO REALTY LTD. 416-364-2036


630 Greenwood Ave 501
Toronto Ontario M4J 4B2

Toronto E01 Blake-Jones Toronto % Dif: 98

Taxes: \$4,142.86 / 2025 **For:** Sale**SPIS:** N**Sold:** \$835,000**List:** \$849,900**DOM:** 31

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 1**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCP / 2836**Locker Unit:**

1x4xMain, 1x3xMain

Level: 5**Dir/Cross St:** Danforth Ave & Greenwood Ave**Directions:** on the southwest corner of Danforth Ave & Greenwood Ave**Prop Mgmt:** First Service Residential**MLS#:** E12116810**Sold Date:** 06/01/2025**PIN#:** 768360050

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$938.37	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	As Per Builder's Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	CAC Incl: Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:	Exercise Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden, Visitor Parking
Survey Type:	None	Cert Level:	Energy Cert:	Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.67	x 11.68	Laminate	W/O To Balcony	South View
2	Kitchen	Main	16.67	x 11.68	Modern Kitchen	Breakfast Bar	Stainless Steel Appl
3	Prim Bdrm	Main	11.09	x 8.01	3 Pc Ensuite	W/I Closet	Laminate
4	2nd Br	Main	8.99	x 8.66	Laminate	Large Closet	4 Pc Bath
5	Den	Main	10.01	x 9.32	Separate Rm	Closet	Laminate

Client Remks: This isn't your typical condo. Its not just square footage, its breathing room real space to live, work, host, and unwind. Perched on the fifth floor with sweeping views of the city skyline and a peek at the lake, this rare 2-bedroom + den suite is a true standout in The Danforth. And yes, the den is a full-sized room that can easily double as a third bedroom, home office, or creative studio whatever your life needs right now. Inside, you'll find 918 square feet of thoughtful design that just makes sense. The open-concept living and dining areas offer natural flow, bathed in sunlight from huge windows. Whether you're entertaining friends or binge-watching something addictive, this space adapts to your lifestyle not the other way around. The kitchen? Modern, clean-lined, and ready for action, with sleek finishes and plenty of prep space. The primary bedroom feels like a retreat, with an ensuite and its own slice of the view. The second bedroom is generous in size and makes it ideal for families, roommates, or guests. And then theres the den flexible, private, and surprisingly spacious. But the showstopper? The balcony. It spans the entire length of the suite and gives you room to breathe, host, garden, or simply take in the sunrise with a quiet cup of coffee. You'll catch both lake views and the CN Tower a rare combo in the city. And then there's the location. Greenwood Station is literally downstairs, which means the city is yours without the traffic. The Danforth is one of Torontos most dynamic and authentic neighbourhoods walkable, diverse, and packed with personality. Weekend brunch, east-end breweries, top schools, leafy side streets - its all right here. This suite is ideal for anyone who wants more space, better flow, and connection to a neighbourhood that actually feels like home. Perfect for upsizers, down-to-earth professionals, downsizers, or families who refuse to compromise on location and lifestyle.

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000