

\$449,000 - 1412 - 40 Homewood Avenue, Toronto (cabbagetown-South St. James Town)

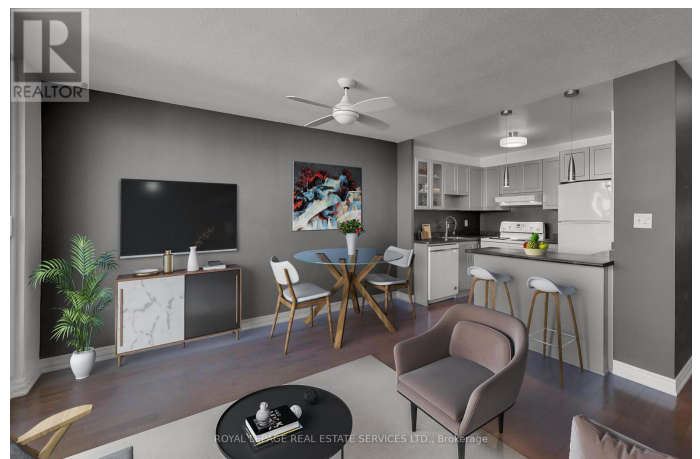
MLS® #C12307010

\$449,000

1 Bedroom, 1.00 Bathroom,
Single Family

Cabbagetown-South St. James Town, Toronto
(cabbagetown-South St. James Town),
Ontario

Welcome to this tastefully renovated bright condo at 40 Homewood - a prime location for quality downtown living! You are minutes from TMU (formerly Ryerson University), U of T, The Eaton Centre, Loblaws' Flagship store on Carlton, TTC streetcars and the College Street subway. Enter into an open concept kitchen/dining/living with a walkout to a spacious balcony (6 ft x 15 ft) that embraces the East. Sit and sip your coffee as the sun rises and Lake Ontario sparkles. A view that goes on forever over treed residential neighbourhoods with condo buildings that light up at night. Your upgraded kitchen with an abundance of well-designed cupboards makes meal preparation a breeze. And there's a Breakfast Bar for 2 for the on-the-go meals or the quick coffee chat. The updated bathroom with a walk-in spacious shower with a Rain Forest shower head will get you ready for your day. Sunny bedroom with California shutters to let the light in and shut it right out, as needed. You'll love the extra-large clothes closet with shelves and a large built-in bookcase with cupboards offers even more space for your TV, books, photos, decorations. Still not enough space? There's a large locker included! Very low maintenance fees with great amenities- indoor pool, sauna, gym, guest suites, bike storage, electrical charging



station, visitor parking, library, meeting/party room, and all your utilities are included! Parking is available for a monthly rental fee of \$100. Considered one of the best-managed buildings in downtown; and the concierge is always super pleasant and helpful. Make this one your Home on Homewood! The bedroom, living/dining room and balcony have been virtually staged. (id:6289)

Essential Information

Listing #	C12307010
Price	\$449,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1412 - 40 Homewood Avenue
Subdivision	Cabbagetown-South St. James Town
City	Toronto (cabbagetown-South St. James Town)
Province	Ontario
Postal Code	M4Y2K2

Amenities

Amenities	Hospital, Schools, Security/Concierge, Exercise Centre, Party Room, Sauna, Storage - Locker
Features	Balcony, Carpet Free, Laundry- Coin operated
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	Lake view
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Microwave, Stove, Window Coverings, Refrigerator
Heating	Electric Radiant heat

Cooling Window air conditioner

Exterior

Exterior Brick Facing

Listing Details

Listing Office ROYAL LEPAGE REAL ESTATE SERVICES LTD.



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Listing information last updated on October 15th, 2025 at 6:31pm PDT