

# \$849,990 - 306 - 100 Upper Madison Avenue, Toronto (Lansing-Westgate)

MLS® #C12467704

**\$849,990**

2 Bedroom, 2.00 Bathroom,  
Single Family

Lansing-Westgate, Toronto  
(Lansing-Westgate), Ontario

Welcome to The Residences of Madison Centre, located in the highly desired Lansing-Westgate Community. This beautifully maintained Tridel-built condominium offers luxury, comfort, and unbeatable convenience. Enjoy resort-style amenities incl: an outdoor pool surrounded by mature trees & lush landscaping, BBQ area, pergola, gym, sauna, indoor squash and racquet courts. At almost 1200 sq ft, this unit offers exceptional value. This 2-bedroom, 2-bathroom suite has a split layout so both bedrooms are on opposite sides of the living space lending well to privacy throughout. This unit has been renovated, features large windows that offer abundant natural light, engineered hardwood floors, and an updated eat in kitchen with soft close drawers, pullout spice drawer & pull out pots/pans drawer. Under cabinet lighting adds ambiance & functionality. The spacious layout delivers plenty of storage and an open, airy feel. The ensuite laundry is located in a dedicated space with side by side appliances, providing more convenience & functionality than typical stacked set ups. The suite comes with an alarm system that communicates directly to the Concierge desk for added security. The balcony area offers an alternative outdoor space for your morning coffee or evening tea. One OWNED underground parking space accompanies this unit. There



are several EV charging stations in the underground. The unit comes with an enclosed concrete locker. Commuters will love the direct underground access to two TTC subway lines, connecting you seamlessly to downtown Toronto. Located just steps from shops, caf  s, restaurants along Yonge St, and minutes to Highway 401. The Sheppard Centre & Madison Centre are accessible through the underground walkway, perfect for year-round comfort & convenience. Affordable maintenance fees of \$958.45 per month include ALL utilities, unlimited high-speed internet, cable, and Bell Fibe TV. This is exceptional value for luxury living in a prime Toronto location. (id:6289)

**Essential Information**

|           |                    |
|-----------|--------------------|
| Listing # | C12467704          |
| Price     | \$849,990          |
| Bedrooms  | 2                  |
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 306 - 100 Upper Madison Avenue |
| Subdivision | Lansing-Westgate               |
| City        | Toronto (lansing-Westgate)     |
| Province    | Ontario                        |
| Postal Code | M2N6M4                         |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Public Transit, Security/Concierge, Exercise Centre, Recreation Centre, Storage - Locker |
| Features       | Elevator, Balcony, Carpet Free                                                           |
| Parking Spaces | 1                                                                                        |
| Parking        | Garage, Underground                                                                      |
| # of Garages   | 1                                                                                        |

## Interior

|            |                                                               |
|------------|---------------------------------------------------------------|
| Appliances | Barbeque, Intercom, Dryer, Furniture, Stove, Window Coverings |
| Cooling    | Central air conditioning                                      |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Brick      |
| Exterior Features | Landscaped |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE CONNECT REALTY |
|----------------|-----------------------------|



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