

\$799,900 - 201 - 53 Colgate Avenue, Toronto (south Riverdale)

MLS® #E12446235

\$799,900

2 Bedroom, 2.00 Bathroom,
Single Family

South Riverdale, Toronto (south Riverdale),
Ontario

Client Remarks Feels Like a Home ..A House-Like Condo with Style & Space at 53 Colgate #201. This bright and spacious 2-bedroom, 2-bathroom residence truly feels like a home, offering the comfort and scale you want without the hassle of lawn care or snow shoveling. Facing a peaceful park on a quiet street, it blends tranquility with the unbeatable convenience of Leslieville living. Inside, modern upgrades set it apart: 10-foot ceilings (a rare find!), sleek quartz countertops, stainless steel appliances, updated pendant lighting, and a custom designer centre island with abundant storage. Two full bathrooms and a smart, open layout make it perfect for both daily living and entertaining, while oversized windows flood the space with natural light. Step onto your private balcony (yes, you can BBQ!) or enjoy the vibrant neighborhood at your doorstep local grocers, cafes, restaurants, and boutique shops all within walking distance. With visitor parking available and TTC access just minutes away, hosting and commuting are effortless. With recent rate cuts, this hidden gem delivers exceptional value in one of Torontos most sought after communities. *** Street Parking Permit Is Paid For One Year *** 53colgateaveunit201.com/unbranded for more information. *****Highlights***** - Rare 10-foot ceilings and oversized windows with abundant natural light- Spacious 2 bedrooms +



2 full bathrooms ideal for families, roommates, or a home office. Modern chefs kitchen with sleek quartz countertops, stainless steel appliances, custom centre island with storage, and designer lighting- Open-concept living/dining with updated finishes and a walk-out balcony- Visitor parking for your guests. While parking in Leslieville is rare, this unit comes with a paid city parking permit, giving you reliable access to nearby parking without the stress- Pet-friendly building facing a park, steps to cafes, shops, and transit- Prime Leslieville location with a true community feel. (id:6289)

Essential Information

Listing #	E12446235
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	201 - 53 Colgate Avenue
Subdivision	South Riverdale
City	Toronto (south Riverdale)
Province	Ontario
Postal Code	M4M1N6

Amenities

Amenities	Park, Public Transit
Parking	Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

Exterior

Exterior Brick

Listing Details

Listing Office RE/MAX HALLMARK REALTY LTD.



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