

# ASSIGNMENT SALE

475 Front St E  
Toronto



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property online  
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\*Images are for illustrative purposes only. Photos of actual unit not yet available.



**SAM McDADI**  
REAL ESTATE BROKERAGE

# WELCOME

Canary House Condos, developed by Dream & Kilmer Group, offers modern urban living at 475 Front St E in Toronto's vibrant Canary District. This 12th-floor condo unit features 461 sq ft of thoughtfully designed living space, complemented by a 76 sq ft balcony. The unit includes 1 bedroom and 1 bathroom, perfect for professionals or those seeking a sleek city residence.

Located in a dynamic and rapidly developing area, Canary House Condos provides easy access to popular destinations like the Distillery District, Corktown Common, and the upcoming East Harbour development. This project is known for its contemporary design and quality finishes, making it an excellent investment opportunity in a prime Toronto location. Contact us today to explore this exciting opportunity at Canary House Condos.

Closing/Occupancy: Dec 4, 2024



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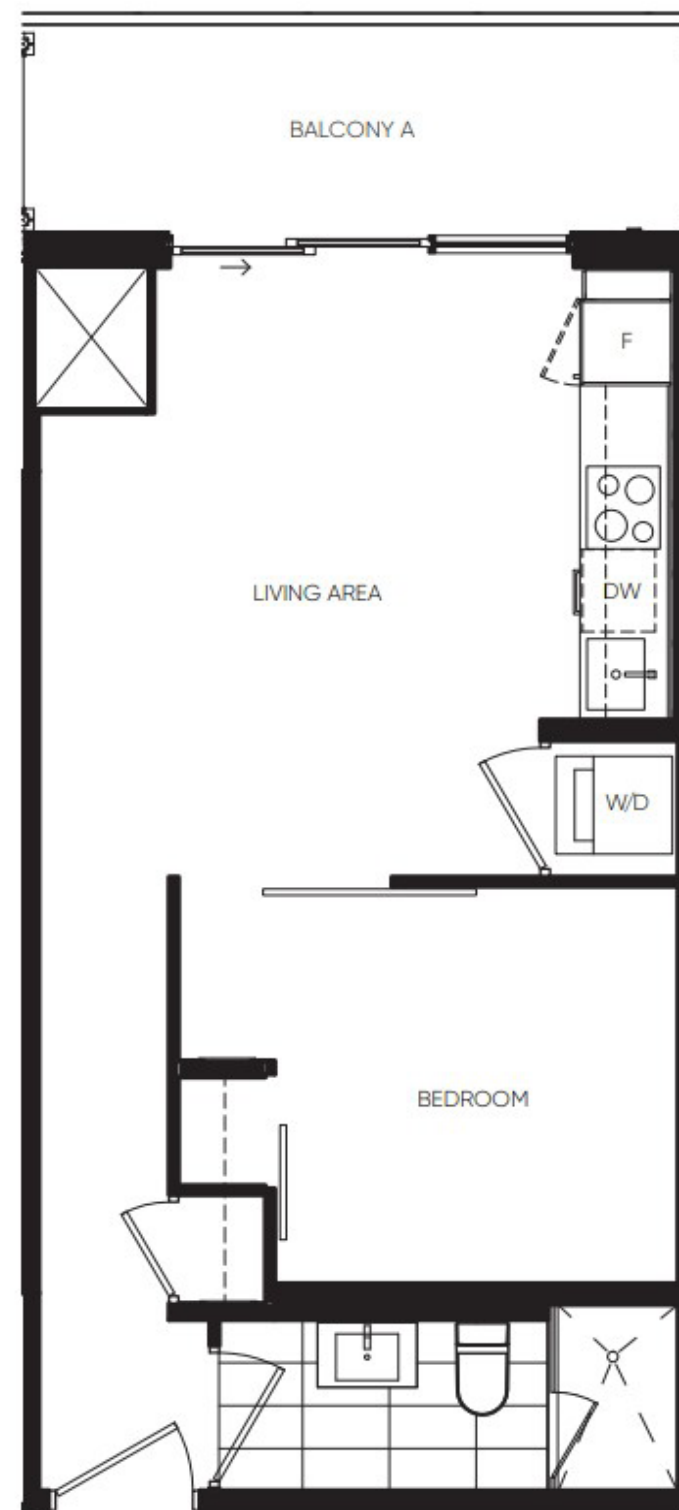
Rendering is artist's concept. E. & O. E.

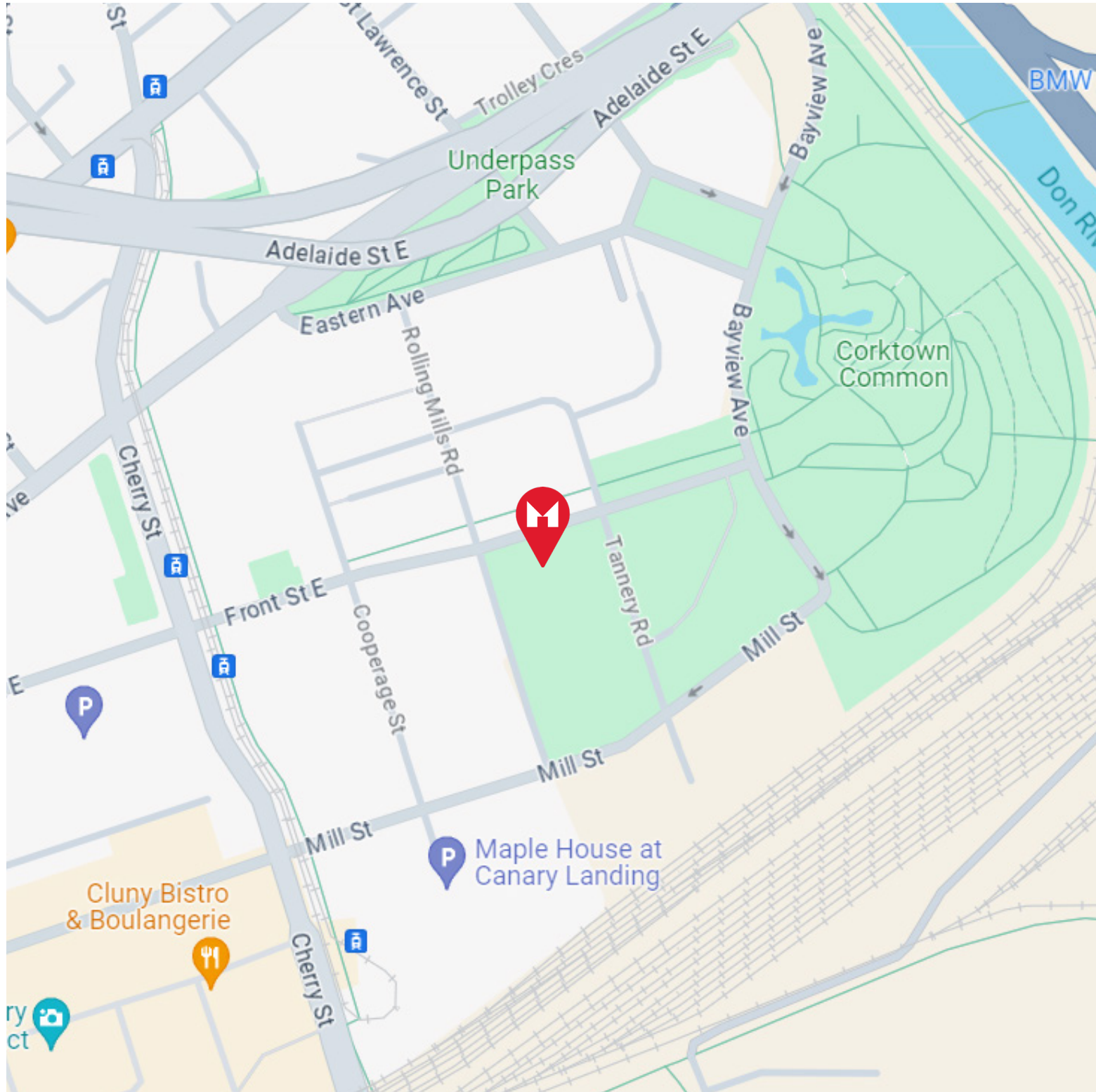
# FLOOR PLAN

461 sq ft suite + 76 sq ft balcony

1 bed

1 bath





# Schools

**Queen Alexandra Middle School**  
181 Broadview Ave, Toronto

**St. Paul Catholic School**  
80 Sackville Street, Toronto

**Jarvis Collegiate Institute**  
495 Jarvis St, Toronto

**Dundas Junior Public School**  
935 Dundas St E, Toronto

**George Brown College**  
290 Adelaide St E, Toronto

**Toronto Metropolitan University**  
350 Victoria St, Toronto

# Amenities

**RBC Royal Bank**  
339 King St E, Toronto

**TD Canada Trust**  
457 Front St E, Toronto

**Shell Gas Station**  
548 Richmond St E, Toronto

**No Frills**  
200 Front St E, Toronto

**FreshCo**  
325 Parliament St, Toronto

**BreakPoint Tennis Club**  
510 King St E #809, Toronto

**Anytime Fitness**  
100 Broadview Ave, Toronto

**Regent Park Community Centre**  
402 Shuter St, Toronto

**Shoppers Drug Mart**  
593 Dundas St E, Toronto

**Toronto General Hospital**  
200 Elizabeth St, Toronto

**Distillery District**  
Toronto

**CN Tower**  
290 Bremner Blvd, Toronto

**Union Station GO**  
140 Bay St, Toronto

**Art Gallery of Ontario**  
317 Dundas St W, Toronto

**Sugar Beach Park**  
11 Dockside Dr, Toronto

# Thank you for visiting

For more photos visit: [listings.mcdadi.com](https://listings.mcdadi.com)

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# When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



# Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

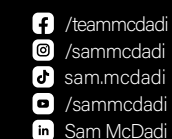


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.  
**In 2020, we increased our pledge to donate \$1,000,000.**



**Official Real Estate Brokerage  
of the Toronto Raptors**

Sam McDadi BSc., M.B.A. Sales Representative.



Mississauga   5805 Whittle Rd #110	905 502 1500
N. Mississauga   1034 Clarkson Rd	905 823 1500
Milton   1264 Main St E.	905 876 1300
Oakville   78 Lakeshore Rd W.	905 845 1500
Toronto   3311 Yonge St	416 544 1500
Burlington   3-4130 Fairview Street	905 333 1100
Hamilton   110-442 Millen Rd	905 664 5100