



**25 Telegram Mews 805**  
**Toronto Ontario M5V 3Z1**  
 Toronto C01 Waterfront Communities C1 Toronto  
**Taxes:** \$2,534/2025 **Last Status:** NEW  
**SPIS:** N **DOM:** 7

Condo Apt Apartment  
**Level:** B **#Shares%:** **Rms:** 5  
**Unit#:** 193 **Locker#:** **Bedrooms:** 1 + 1  
**Corp#:** TSCC / 2009 **Locker Level:** **Washrooms:** 1  
**Zoning:** **Locker Unit#:** 1x3xFlat  
**Dir/Cross St:** Spadina And Fort York  
**Directions:** Spadina And Fort York  
**Prop Mgmt:** Bridgeway Property Management

**MLS#:** C12795500 **Sellers:** Tyler Robert Copperthwaite **Contact After Exp:** N  
**Holdover:** 90 **Possession:** Flexible **Date:** 02/18/2026 **Remarks:** TBA **Occup:** Owner  
**Status Cert:** N  
**Bldg Name:** **PIN#:** 130160071 **ARN#:** 190406205102027  
**Additional PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2009 <b>Year Built:</b> MPAC <b>Source:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> MPAC <b>Above Grade:</b> 590 <b>Finished SqFt:</b> <b>Above Grade:</b> MPAC <b>Finished SqFt:</b> <b>Source:</b> <b>Lot Size Source:</b> MPAC <b>Survey Type:</b> None <b>Exposure:</b> E <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b> <b>Prop Features:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions <b>HST Applicable to:</b> Included In <b>Sale Price:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$483.72 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Garage:</b> Y <b>Retirement:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Interior Feat:</b> Air Exchanger, Built-In Oven	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Pk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lev/Unit:</b> P1/N67 <b>Bldg Amen:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.25	x 7.91	Granite Counter
2	Living	Main	16.11	x 9.25	Laminate
3	Dining	Main	9.25	x 7.91	Combined W/Living
4	Den	Main	7.91	x 6.2	Laminate
5	Prim Bdrm	Main	11.55	x 8.6	Large Closet

**Client Remks:** Welcome to your opportunity to own a beautifully appointed 1-bedroom plus den residence at Montage CityPlace, an exceptional option for first-time buyers stepping confidently into homeownership or savvy investors seeking a high-demand rental in one of downtown Toronto's most vibrant and desirable neighbourhoods. This bright and thoughtfully designed approximately 600 sq ft suite offers a well-proportioned open-concept living and dining area that feels airy, functional, and welcoming. Large windows allow natural light to pour in throughout the day, enhancing the sense of space and creating an inviting atmosphere ideal for both relaxed daily living and entertaining guests. The modern kitchen is stylish yet practical, complete with stainless steel appliances, a dishwasher, ample cabinetry, and generous counter space. The spacious den adds impressive versatility, easily serving as a home office, guest area, creative studio, or additional storage depending on your needs. Everyday comforts elevate the experience, including in-suite laundry, central air conditioning, window coverings, and a private balcony where you can unwind and enjoy the energy of the city. The suite also includes an owned underground parking space and a storage locker, offering rare convenience and long-term value in the downtown core. Residents of Montage CityPlace enjoy access to resort-style amenities, including a fully equipped fitness centre, indoor pool, sauna, rooftop terrace with city views, media room, party room, guest suites, visitor parking, and 24/7 concierge service providing comfort and peace of mind. Step outside and experience true urban living at its best. Grocery stores, banks, cafes, restaurants, and pubs are just moments away, while nearby parks and world-class entertainment, sports, and cultural landmarks are all within walking distance. This is downtown living at its finest—connected, energetic, and effortlessly convenient—where everything you need is right outside your door.

**Extras:**  
**Inclusions:** All existing electric light fixtures, all window coverings, refrigerator, stove, dishwasher, microwave, stackable washer and dryer.  
Locker: P2/B-193.  
**Exclusions:**  
**Rental Items:**  
**Showing Requirements:** Lockbox  
**Brkage Remks:**

<b>Lot Size Area:</b> <b>Sqft Other:</b> <b>Sqft Total Unfinished:</b>	<b>Sqft Below Grade Finished:</b> <b>Sqft Below Grade Source:</b> <b>Sqft Above Grade Finished:</b> 590 <b>Sqft Above Grade Source:</b> MPAC
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**THE AGENCY Ph:** 416-847-5288 **Fax:**  
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AL MOUSAVIZADEH, Salesperson 437-688-6887  
KRISTIAN UTLEY, Salesperson 437-448-0180 THE AGENCY  
**Contract Date:** 02/17/2026      **Condition:**      **Ad:** Y  
**Expiry Date:** 06/17/2026      **Cond Expiry:**      **Escape:**  
**Last Update:** 02/17/2026      **CB Comm:** 2.5% + HST      **Original:** \$529,999