



FOR SALE

DETACHED

MLS# C13065434

537 Blythwood Road, Toronto, ON M4N 1B4

Bridle Path-Sunnybrook-York Mills, Toronto · M4N 1B4

C\$ 2,895,000

4	3	2,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Happy Home You've Been Waiting For In Prime Lawrence Park. Tastefully Updated And Beautifully Maintained, This Charming Sidesplit Sits On An Exceptional 60' X 120' Lot And Offers A Warm, Inviting Layout Designed For Both Comfortable Family Living And Elegant Entertaining. A Grand Foyer Welcomes You Into Expansive Principal Rooms Where A Striking Stone Fireplace Feature Wall Artfully Integrates The Living Spaces While Still Creating Defined Areas. Thoughtful Built-In Planter Boxes Add Texture And Warmth, Enhancing The Home's Unique Architectural Character. The Well-Proportioned Layout Features 3+1 Bedrooms And 3 Bathrooms, Including Large Bedrooms And A Serene Primary Suite With Its Own Ensuite. The Eat-In Kitchen Is Ideal For Daily Life And Hosting Alike, With A Walkout To A Private Balcony Overlooking The Beautiful Surroundings. The Natural Grade Of The Lot Allows The Lower Level To Feel Bright And Open, With Generous Natural Light And A Convenient Walkout That Enhances The Home's Overall Livability And Flexibility. Perfectly Positioned Steps To Toronto's Finest Public And Private Schools, The Granite Club, Ravine Trails, Parks, And Midtown's Premier Amenities, This Is A Rare Opportunity To Secure A Truly Special Home In One Of The City's Most Prestigious Neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Hospital
- ✓ School
- ✓ Park
- ✓ Fenced Yard

PROPERTY DETAILS

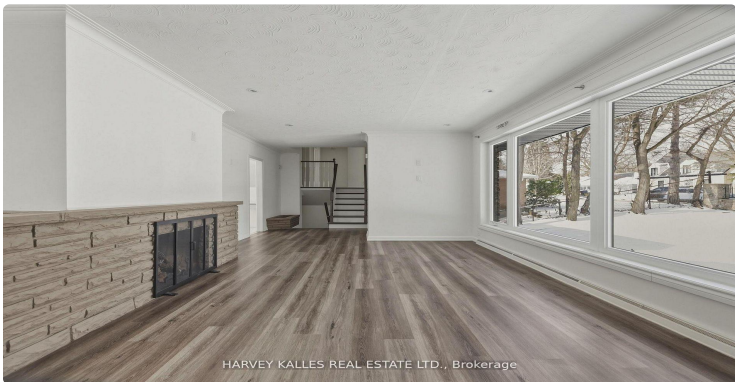
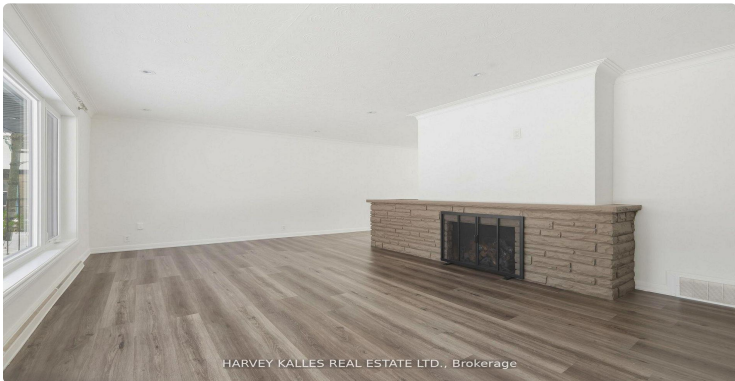
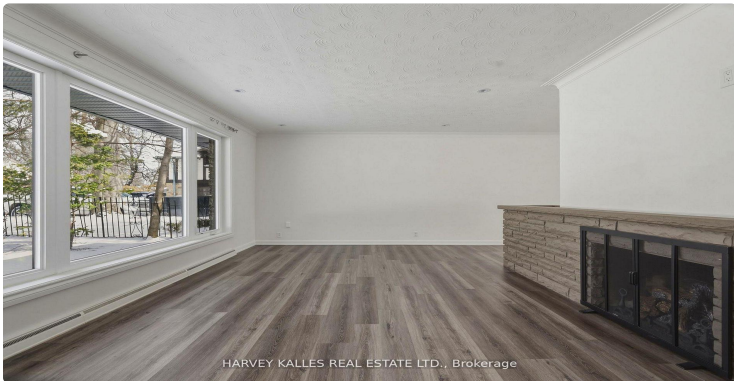
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$14,343
POSTAL CODE	M4N 1B4
NEIGHBOURHOOD	Bridle Path-Sunnybrook-York Mills

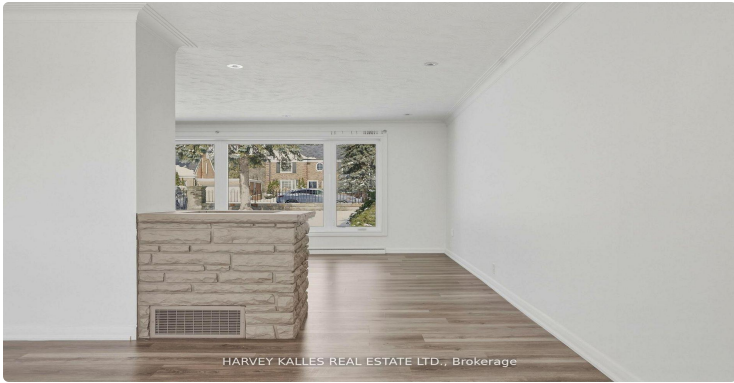
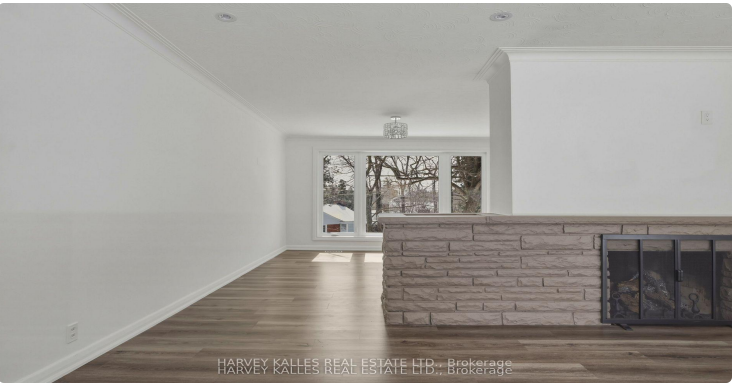
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Gas Fireplace, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Laminate, Moulded Ceiling, Combined w/Living
Kitchen	Main	—	Porcelain Floor, B/I Desk, Picture Window
Breakfast	Main	—	Combined w/Kitchen, Pot Lights, W/O To Balcony
Family Room	Main	—	Picture Window, Laminate, Moulded Ceiling
Primary Bedroom	Upper	—	Ensuite Bath, Double Closet, Picture Window
Bedroom 2	Upper	—	Double Closet, Picture Window, Laminate
Bedroom 3	Upper	—	Laminate, Double Closet, Picture Window
Recreation	Lower	—	Above Grade Window, Laminate, Gas Fireplace
Bedroom	Lower	—	Closet, Above Grade Window, Laminate
Laundry	Lower	—	Above Grade Window, Porcelain Floor, Large Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.