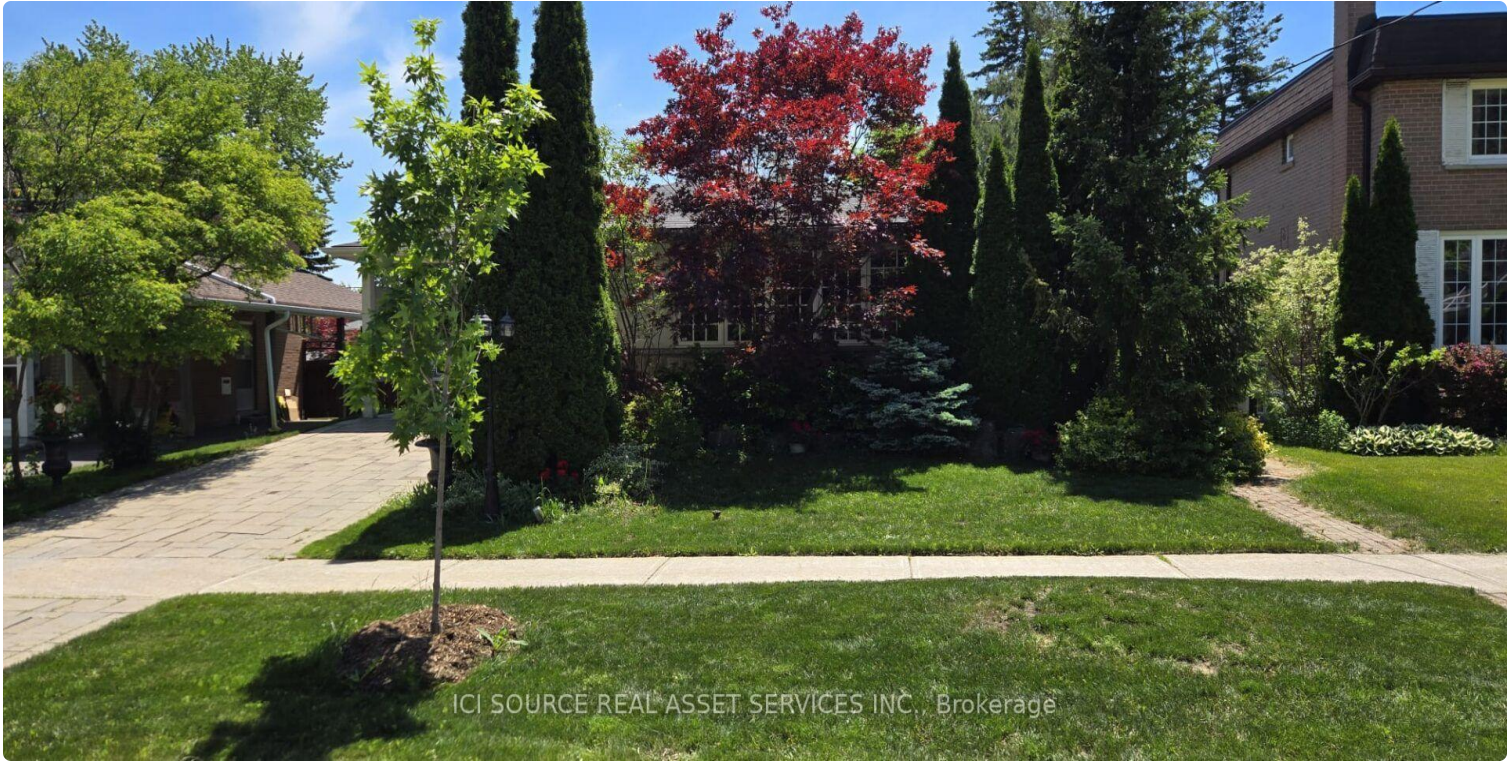




FOR SALE

DETACHED

MLS# C13586960

45 Clareville Crescent, Toronto, ON M2J 2B9

Don Valley Village, Toronto · M2J 2B9

C\$ 1,585,000

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

ABOUT THIS PROPERTY

Spacious, well-maintained family home situated on a premium lot in one of North York's most desirable neighbourhoods. Offering approximately 2,100 sq. ft. of above-grade living space, this property features generous principal rooms, a functional layout, and abundant natural light throughout. The main floor includes a welcoming foyer, spacious living and dining rooms, a large kitchen, comfortable family room, bright sunroom, convenient main-floor laundry, and two full bathrooms. Upstairs, the expansive primary bedroom is complemented by additional well-sized bedrooms, providing plenty of space for families of all sizes. The finished basement offers exceptional flexibility for a recreation room, home office, gym, or additional living area. Ideally located close to excellent schools, parks, shopping, restaurants, community centres, public transit, and major highways, this property presents an outstanding opportunity to move in, renovate, or build your dream home. A rare offering combining space, location, and exceptional potential in one of Toronto's most sought-after communities. *For Additional Property Details Click The Brochure Icon Below*

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Half
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,136
POSTAL CODE	M2J 2B9
NEIGHBOURHOOD	Don Valley Village

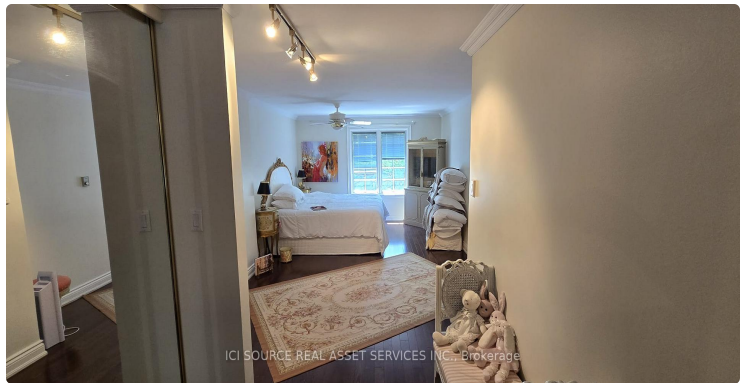
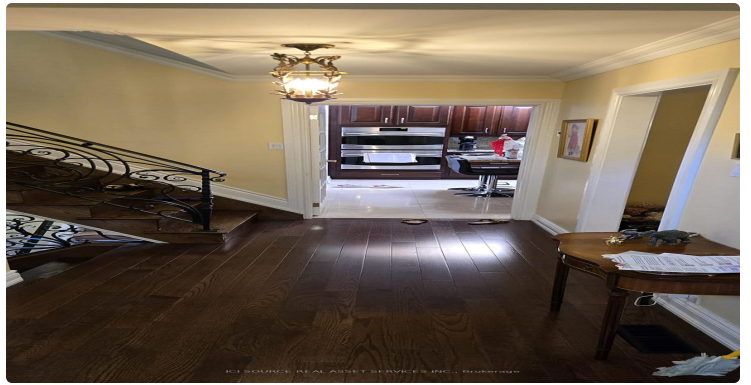
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	—	—
Bedroom 2	Upper	—	—
Bathroom	Upper	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom 3	In Between	—	—
Living Room	In Between	—	—
Bathroom	Basement	—	—
Living Room	Lower	—	—
Furnace Room	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ICI SOURCE REAL ASSET SERVICES INC.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.