



FOR SALE

SEMI-DETACHED

MLS# C13612940

15 Clematis Road, Toronto, ON M2J 4X1

Pleasant View, Toronto · M2J 4X1

C\$ 950,000

3	2	1,300	3	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Value in One of North York's Most Connected & Desirable Neighborhoods! Welcome to this beautifully updated 3-bedroom semi-detached home, ideally located just minutes from Highways 404 & 401, Fairview Mall, Don Mills Subway Station, top-rated schools, parks, restaurants, and countless everyday amenities. Enjoy an easy commute to downtown Toronto in approximately 20 minutes. Designed for comfortable modern living, this bright and inviting home features a spacious open-concept layout and a desirable south-facing backyard that fills the interior with natural light. The updated kitchen offers quality cabinetry, stone countertops, porcelain flooring, a stylish backsplash, and stainless steel appliances. Additional improvements include smooth ceilings and updated lighting in the living and dining areas, hardwood flooring, renovated bathrooms, and newer windows. The upper level offers three generously sized bedrooms, including a spacious primary bedroom with a walk-in closet and semi-ensuite access. The finished basement provides valuable additional living space with a large recreation room featuring a cozy fireplace, a versatile den ideal for a home office or guest room, and a dedicated laundry area. Step outside to a private, fully fenced south-facing backyard surrounded by mature trees-perfect for entertaining, family gatherings, or relaxing outdoors. The long private driveway, with no sidewalk, provides parking for two vehicles. Perfectly positioned in a highly sought-after neighborhood with outstanding access to major highways, public transit, shopping, schools, and parks, this move-in-ready home offers an exceptional opportunity for families, professionals, and investors alike.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

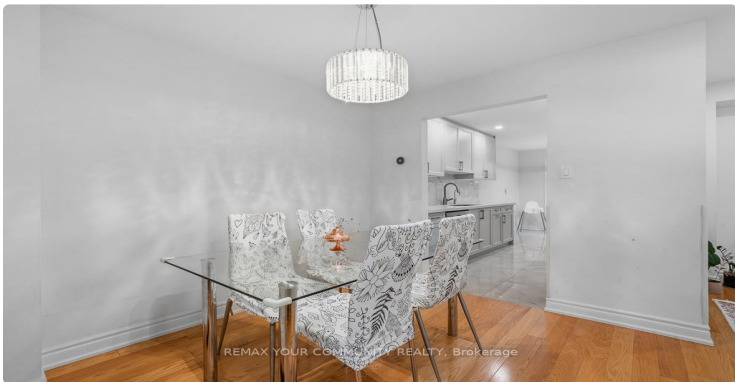
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	South
AGE	31-50 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,558
POSTAL CODE	M2J 4X1
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Porcelain Floor, W/O To Yard
Kitchen	Main	—	Porcelain Floor, Stainless Steel Appl
Living Room	Main	—	Overlooks Garden, Pot Lights
Primary Bedroom	Second	—	Walk-In Closet(s)
Dining Room	Main	—	Combined w/Living
Den	Basement	—	Window
Bedroom 3	Second	—	Overlooks Frontyard, Large Closet
Bedroom 2	Second	—	South View, Overlooks Backyard
Recreation	Basement	—	Fireplace
Laundry	Basement	—	Vinyl Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.