



FOR SALE

DETACHED

MLS# C13683552

22 Heathview Avenue, Toronto, ON M2K 2C1

Bayview Village, Toronto · M2K 2C1

C\$ 2,595,000

6	3	3,250	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fully Renovated 6-Bedroom Bungalow on a Private Ravine Lot! Fully renovated throughout since June 2026, this bright and spacious 6-bedroom bungalow offers exceptional living space, quality finishes, and a spectacular ravine setting. Featuring 4 spacious bedrooms on the main floor, top-of-the-line engineered hardwood flooring throughout all levels, all-new windows, and a custom kitchen and bathrooms with beautiful Quartz countertops. Pot lighting and two wood-burning fireplaces add warmth and ambiance throughout the home. The ground level offers 2 additional spacious bedrooms, an open games room and a large recreation room with a walkout to your private backyard oasis, complete with a fully fenced yard Gunite in ground pool overlooking a beautiful forested ravine. All situated on a private 60' x 155' ravine lot, offering the perfect combination of space, privacy and nature. A truly exceptional home that has been completely transformed and is ready to enjoy !!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Level
- ✓ Public Transit
- ✓ Ravine
- ✓ Wooded/Treed

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	West
AGE	51-99 years
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$13,128
POSTAL CODE	M2K 2C1
NEIGHBOURHOOD	Bayview Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Fireplace, Overlooks Ravine
Dining Room	Main	—	Laminate, Pot Lights
Kitchen	Main	—	Laminate, Pot Lights, B/I Dishwasher

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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Laminate, 3 Pc Ensuite, Pot Lights
Bedroom 2	Main	—	Laminate
Bedroom 3	Main	—	Laminate
Bedroom 4	Main	—	Laminate
Recreation	Ground	—	Laminate, Fireplace, W/O To Pool
Bedroom 5	Ground	—	Laminate
Bedroom	Ground	—	Laminate
Game Room	Ground	—	Laminate, Pot Lights
Utility Room	Ground	—	Laminate
Laundry	Ground	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SPECIALISTS INC.

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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.