



FOR SALE

DETACHED

MLS# C13734824

303 Bogert Avenue, Toronto, ON M2N 1L4

Lansing-Westgate, Toronto · M2N 1L4

C\$ 1,900,000

5	2	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Builders, Investors And End Users Approved Severance! Fantastic Opportunity To Build Two Detached Homes on This Gorgeous Lot! Architectural Plans And Drawings Are Complete For The Construction Of Two New 2-Storey Modern Homes With Integral Garage, 4 Bedrooms, 4 Bathroom, Over 1,700 Sq Ft With Open Concept Main Floor & High Ceilings, & Surrounding Windows For An Abundance Of Natural Light! Homes Are Ready To Build Or Maintain The Existing Well Maintained 1.5 Storey Detached And Build In The Future! This Is A Unique Opportunity In The Highly Desirable Lansing Neighbourhood Surrounded By Multi Million Dollar Homes! Easy Access To 401, Allen Rd., Downtown Or The Airport! Minutes To TTC, Terrific Schools, Wonderful Parkland Including The Coveted Earl Bales Park! Convenient Shopping & Restaurants! *****Please note: The purchase price would included two lots. 303 Bogert Ave must be purchased together with 305 Bogert Ave. The Seller will not consider the sale of 303 Bogert Ave Separately.*****

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ School
- ✓ Public Transit
- ✓ Park
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,432
POSTAL CODE	M2N 1L4
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

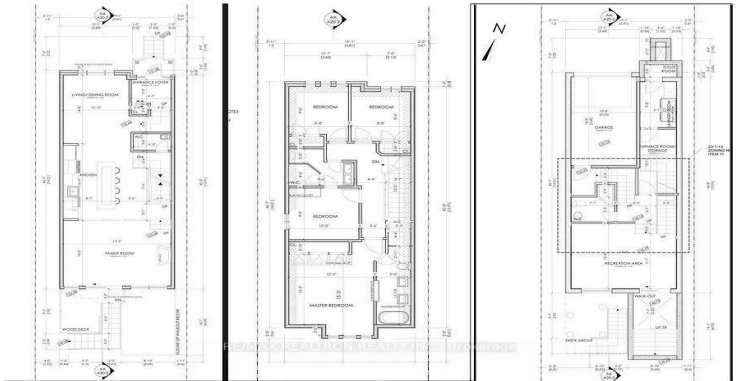
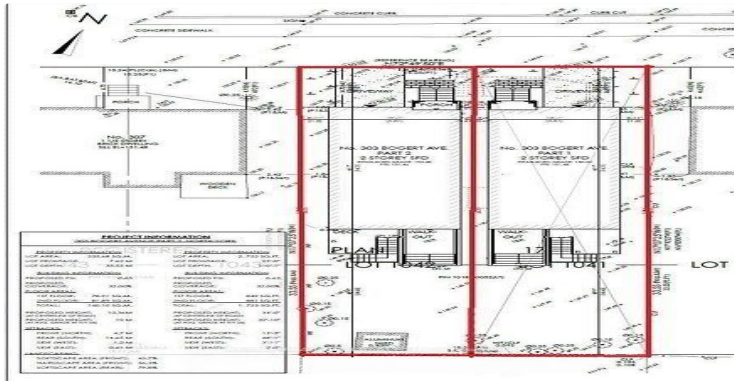
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom	Main	—	—

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RE/MAX REALTRON REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Bedroom 4	Main	—	—
Recreation	Basement	—	—
Bedroom	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.