



FOR SALE   DETACHED   MLS# C13790730

# 52 Angus Drive, Toronto, ON M2J 2X1

Don Valley Village, Toronto · M2J 2X1

C\$ 1,399,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 4         | 1,750 | 4       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Presenting 52 Angus Drive! This Tremendous McDougald Estate Custom Build Offers Loads of Historical Cache & Charm. Spectacular Curb Appeal with Colonial Architectural Influences and Period Detail. Situated on a Quiet Meandering Tree Lined Street, This Spacious 2 Storey Centre Hall Home Offers it's Original Grand Entranceway, Corbel Trim and Cedar Shake Window Dormers. Fully Renovated with Magazine Quality Presentation and Top Drawer Craftsmanship Throughout. Approximately 3,000sq.ft on Three Levels with 3+1 Bedrooms and 4 Tastefully Renovated Bathrooms. Wonderful Custom 'Cook's' Kitchen with Shaker Cabinetry, Quartz Counters and Peninsula Breakfast Bar. Offering Exceptional Flow and Natural Light, The Large Main Floor Family Room Includes a Walk-out to a Fully Landscaped Backyard. Convenient Side Entrance Mudroom with Heated Floors and Custom Built-ins. Rich Oak Hardwood Floors and Timeless Millwork are Evident Throughout the Home. The Second Floor Includes 3 Spacious Bedrooms with Double Closets, Laundry Nook and 2 Renovated Bathrooms with Heated Floors. The Oversize Primary Bedroom with Large 3pc Ensuite is a Breath of Fresh Air! The Fully Renovated Lower Level can Serve as a Nanny or In-Law Suite with Stylish Custom Kitchen, Living Room Including Wood Burning Fireplace, Large Bedroom/Office and 3pc Bathroom. Step Outside to Experience a Fully Landscaped South Exposure Lot with Stunning Flagstone Main Entrance Path, Custom Pavers, Deck and BBQ Enclosure. The Iron Horse Motif is Still in Place Which Speaks to the Original Owner's Equestrian Roots; This Included Approximately 300 Acres of Land Prior to Eventual Development in the 70's. The Equestrian Centre Existed at Leslie & Finch (aka 'Green Meadows') Until the Mid 90's at Which Time The Land Was Divested and Further Developed. Located Close to Convenient Shopping/Entertainment & Highway Access, Steps to Vast Parks and Local A+ Schooling, Rarely Does a Property of this Caliber Come to Market.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ School

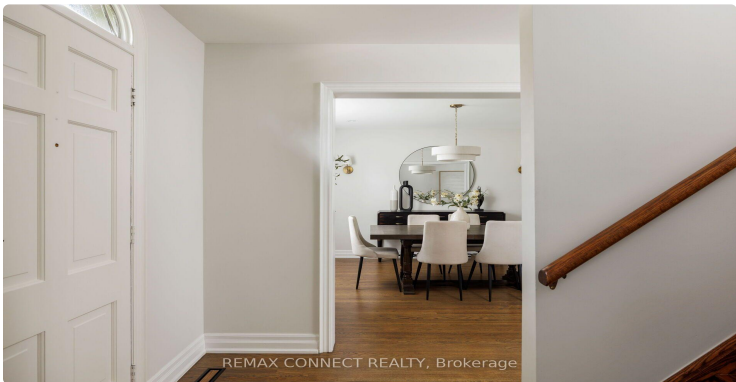
## PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Detached           |
| LISTING STATUS | For Sale           |
| STYLE          | 2-Storey           |
| PROPERTY TYPE  | Detached           |
| BASEMENT       | Full, Finished     |
| FACING         | South              |
| AGE            | 51-99 years        |
| AREA RANGE     | 1500-2000 sqft     |
| PARKING        | 4 spaces           |
| ANNUAL TAX     | \$6,734            |
| POSTAL CODE    | M2J 2X1            |
| NEIGHBOURHOOD  | Don Valley Village |

# ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                          |
|-----------------|--------|------------|---------------------------------------------------|
| Living Room     | Main   | —          | Hardwood Floor, California Shutters, North View   |
| Kitchen         | Main   | —          | Hardwood Floor, Renovated, Quartz Counter         |
| Dining Room     | Main   | —          | Hardwood Floor, California Shutters, North View   |
| Family Room     | Main   | —          | Hardwood Floor, W/O To Deck, South View           |
| Mud Room        | Main   | —          | Ceramic Floor, Heated Floor, B/I Closet           |
| Primary Bedroom | Second | —          | Hardwood Floor, Double Closet, 3 Pc Ensuite       |
| Bedroom 2       | Second | —          | Hardwood Floor, Double Closet, North View         |
| Bedroom 3       | Second | —          | Hardwood Floor, Double Closet, Combined w/Laundry |
| Recreation      | Lower  | —          | Broadloom, Fireplace, Pot Lights                  |
| Kitchen         | Lower  | —          | Ceramic Floor, Renovated, Pot Lights              |
| Bedroom         | Lower  | —          | Broadloom, Double Closet, Pot Lights              |
| Utility Room    | Lower  | —          | Concrete Floor, Combined w/Laundry                |

GALLERY





## LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.