



RE/MAX REALTRON DAVID SOBERANO GROUP, Brokerage

FOR SALE

DETACHED

MLS# C13829236

122 McGillivray Avenue, Toronto, ON M5M 2Y6

Bedford Park-Nortown, Toronto · M5M 2Y6

C\$ 1,194,990

5	3	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 122 McGillivray Avenue, a well-maintained 3+2 bedroom bungalow with a fresh new coat of paint, set on a desirable 41 x 115 ft lot in Bedford Park. Offering room to grow and exciting possibilities for the future, this property will appeal to families, renovators, builders and investors alike.Sunlight fills the generous main-floor living spaces, where hardwood floors, spacious principal rooms and a practical layout provide a welcoming setting for everyday life and entertaining. Downstairs, the finished lower level extends the living space with a separate entrance, second kitchen and two bedrooms-well suited to extended family, guests or a private home office.Enjoy the home as it is, make it your own through renovation, or explore the potential for a custom residence alongside the impressive homes transforming the neighbourhood. With schools, places of worship, parks, shops, restaurants, transit and major commuter routes nearby, 122 McGillivray offers an appealing combination of space, location and lasting potential.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,724
POSTAL CODE	M5M 2Y6
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

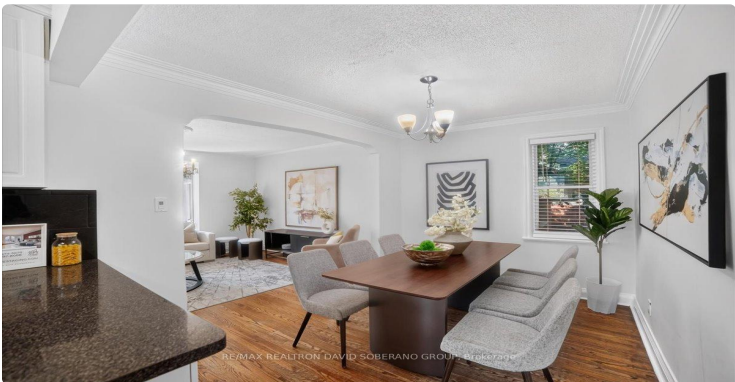
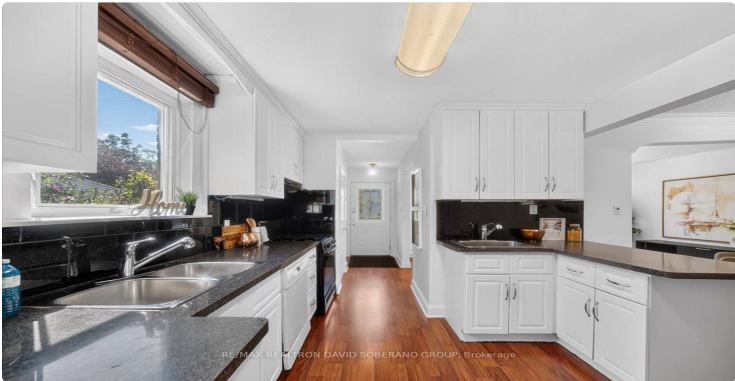
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.87 x 4.56	Hardwood Floor, Bay Window, Crown Moulding
Dining Room	Main	6.87 x 4.56	Hardwood Floor, Combined w/Living, Crown Moulding
Kitchen	Main	4.59 x 3.19	Double Sink, Granite Counters, Hardwood Floor
Primary Bedroom	Main	4.50 x 2.91	Mirrored Closet, Hardwood Floor, W/O To Deck

122 McGillivray Avenue, Toronto, ON M5M 2Y6

RE/MAX REALTRON DAVID SOBERANO GROUP

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	3.47 x 2.74	Closet, Hardwood Floor
Bedroom 3	Main	3.34 x 2.65	Closet, Hardwood Floor
Kitchen	Basement	6.12 x 3.28	4 Pc Bath, Combined w/Living, Above Grade Window
Bedroom	Basement	3.04 x 3.41	Laminate, Mirrored Closet, Above Grade Window
Bedroom 2	Basement	3.34 x 3.16	Laminate, Mirrored Closet, Above Grade Window
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON DAVID SOBERANO GROUP

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.