



FOR SALE

DETACHED

MLS# C13837806

7 Anderson Avenue, Toronto, ON M5P 1H2

Yonge-Eglinton, Toronto · M5P 1H2

C\$ 2,399,000

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

ABOUT THIS PROPERTY

Set beneath a canopy of mature trees on one of Chaplin Estates' most inviting streets, 7 Anderson Avenue is a classic 1920s home that beautifully balances period character with thoughtful updates. A landscaped front garden, extra wide parking and a charming covered porch set the tone, opening to a bright and airy main floor designed for easy everyday living and entertaining. A welcoming foyer, complete with built-in cabinetry, flows into the living room, where the gas fireplace provides a warm and inviting focal point. The open-concept kitchen features a generous centre island, which overlooks the dining area, creating a natural gathering place. Beyond, a separate main-floor family room with built-ins walks out to an expansive Brazilian hardwood IPE deck and garden for unique urban privacy. Spacious two-storey shed. Upstairs, the primary suite enjoys a luxurious ensuite with lovely south views over the rear garden. Two additional well-proportioned bedrooms share a beautifully tiled family bath with heated floors. The finished lower level extends the living space with a rec room, 3pc bathroom, dedicated laundry room, and utility room. Extra insulated crawlspace for add'l storage. Chaplin Estates is one of midtown Toronto's most enduringly desirable communities, loved for its quiet tree-lined streets, beautiful period homes and an easy sense of community. The Kay Gardner Beltline Trail and Oriole Park are close at hand, while the shops, cafes and restaurants of The Eglinton Way and Yonge & Eglinton put everyday conveniences within easy reach. Families are exceptionally well served by nearby public and private schools, including Oriole Park Junior Public School, Hodgson Middle School and North Toronto Collegiate Institute, along with Upper Canada College, The Bishop Strachan School and St. Clement's School. With excellent green space, recreation and transit all nearby, Chaplin Estates offers the rare pleasure of a peaceful residential setting in the heart of the city.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Crawl Space, Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$11,594
POSTAL CODE	M5P 1H2
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	B/I Closet, Tile Floor, Overlooks Living
Living Room	Main	—	Gas Fireplace, Hardwood Floor, Picture Window
Kitchen	Main	—	Centre Island, Pantry, Granite Counters
Dining Room	Main	—	Combined w/Kitchen, Overlooks Family, Hardwood Floor
Family Room	Main	—	W/O To Deck, B/I Bookcase, South View
Primary Bedroom	Second	—	Juliette Balcony, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, North View, Double Closet
Bedroom 3	Second	—	Hardwood Floor, Double Closet, North View
Office	Second	—	B/I Bookcase, Hardwood Floor
Recreation	Lower	—	Above Grade Window, Vinyl Floor
Laundry	Lower	—	Above Grade Window, B/I Shelves, Vinyl Floor
Utility Room	Lower	—	Above Grade Window, Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.