



FOR SALE

DETACHED

MLS# C13846622

329 Broadway Avenue, Toronto, ON M4P 1W4

Mount Pleasant East, Toronto · M4P 1W4

C\$ 2,695,000

5	4	2,250	2	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The city is close. The backyard feels a world away. At 329 Broadway Avenue, 35.6 feet of frontage gives this custom detached home an uncommon sense of width, with an open main floor and high ceilings that let the spaces breathe. The living and dining areas flow into a spacious kitchen with a peninsula, bar-height counter, built-in banquette and abundant cabinetry. It is a kitchen with room to cook, gather and keep the counters clear. The adjoining family room is anchored by a fireplace and custom built-ins, with a welcoming connection to the deck and garden. The flexibility to flow between formal and informal space is well executed. At the side entrance, a fitted mudroom gives shoes, coats and school bags a place of their own. Outside is where the pace changes. Step onto the deck, settle into one of several places to lounge or dine, then follow the layered outdoor spaces through the greenery to the pool and cabana. Composite decking, glass railings and a covered pergola make the south-facing backyard an extension of the home. It is a true escape, tucked into a quiet pocket within midtown. Upstairs, four bedrooms offer space and flexibility, with striking vaulted ceilings in the primary suite and fourth bedroom. The primary is a retreat of its own, with a walk-in closet and a spacious ensuite. Natural light reaches the finished lower level through double glass walkout doors that open to the yard. This level offers a recreation area, room to work or exercise, a fifth bedroom, full bathroom and laundry, alongside bountiful storage. The side entry connects to stairs leading down, adding flexibility to the way the home can be used. Private driveway parking for two and nearby Mount Pleasant Station on the Eglinton LRT put the wider city within reach. Then you come home, step outside and leave the day's pace behind.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Public Transit
- ✓ Library
- ✓ Hospital
- ✓ School
- ✓ Place Of Worship

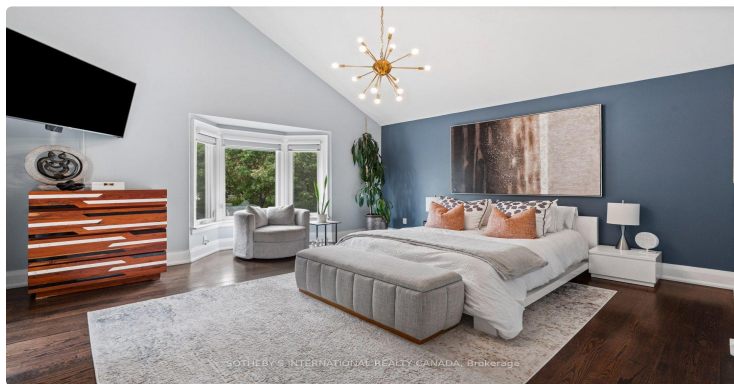
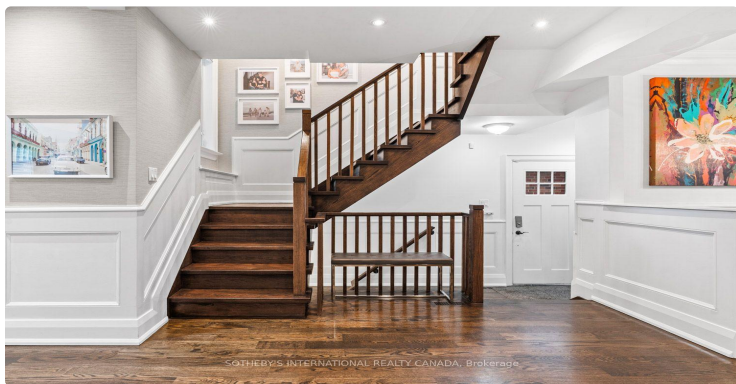
PROPERTY DETAILS

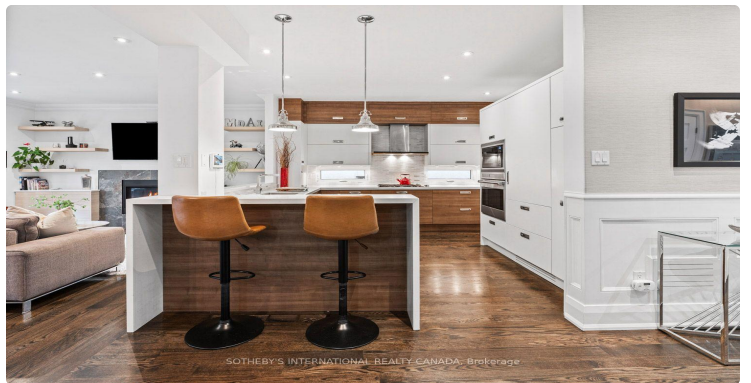
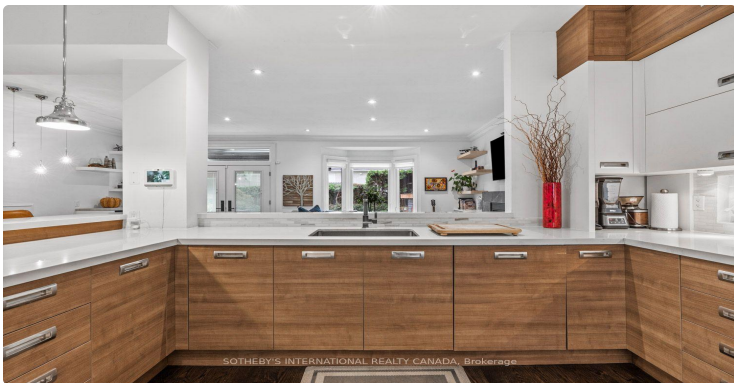
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance, Full
FACING	South
AGE	31-50 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$13,359
POSTAL CODE	M4P 1W4
NEIGHBOURHOOD	Mount Pleasant East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Double Closet, W/O To Garden
Dining Room	Main	—	Coffered Ceiling(s), Separate Room, Bay Window
Kitchen	Main	—	Modern Kitchen, Stone Counters, B/I Appliances
Living Room	Main	—	Hardwood Floor, B/I Shelves, Fireplace
Breakfast	Main	—	Dry Bar, B/I Fridge, W/O To Yard
Powder Room	Main	—	Tile Floor, Above Grade Window, 2 Pc Bath
Primary Bedroom	Second	—	Vaulted Ceiling(s), Walk-In Closet(s), Bay Window
Bathroom	Second	—	Skylight, Glass Doors, 4 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 4	Second	—	Hardwood Floor, Vaulted Ceiling(s), Large Window
Bathroom	Second	—	Tile Floor, Glass Doors, 4 Pc Bath
Recreation	Lower	—	Vinyl Floor, Stone Fireplace, Double Doors
Bedroom 5	Lower	—	Vinyl Floor, Above Grade Window
Laundry	Lower	—	Tile Floor, Laundry Sink, Above Grade Window
Bathroom	Lower	—	Tile Floor, Glass Doors, 3 Pc Bath
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GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.