



FOR SALE

DETACHED

MLS# C13850780

69 Chaplin Crescent, Toronto, ON M5P 1A2

Yonge-Eglinton, Toronto · M5P 1A2

C\$ 3,195,000

5	3	2,250	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 69 Chaplin Crescent, an exceptional detached residence offering a rare blend of timeless character, sophisticated updates and resort-inspired living in the heart of coveted Yonge & Eglinton. Set on an impressive 45' x 120' south-facing lot, this beautifully appointed five-bedroom, three-bathroom home unfolds through a series of elegant and inviting spaces designed for both everyday living and effortless entertaining. Refined principal rooms showcase warm hardwood floors, graceful architectural detailing and a fireplace, while the updated kitchen overlooks the lush rear gardens. A sun-filled sitting room with French doors creates a seamless connection to the outdoors. Upstairs, five versatile bedrooms provide remarkable flexibility for growing families, guests or a dedicated home office, while the finished lower level extends the living space with a recreation area and generous laundry facilities. Outside, discover a private urban retreat surrounded by mature greenery. A spacious deck provides the perfect setting for summer dining and entertaining, overlooking the in-ground heated salt pool and beautifully landscaped grounds-a remarkably tranquil escape in the heart of the city. And the location is every bit as impressive. Oriole Park is virtually at your doorstep, the Beltline Trail is moments away, and Davisville Station is just a three-minute walk from home. Exceptional schools, neighbourhood parks, restaurants, shops and the energy of Yonge & Eglinton are all within easy reach. A distinctive family residence where character, convenience and an extraordinary backyard lifestyle come together - 69 Chaplin Crescent is city living at its finest. For developers: The land is part of Toronto's EHON Major Street's zoning area which allows for enhanced development (of up to 6 stories, with 60 units).

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

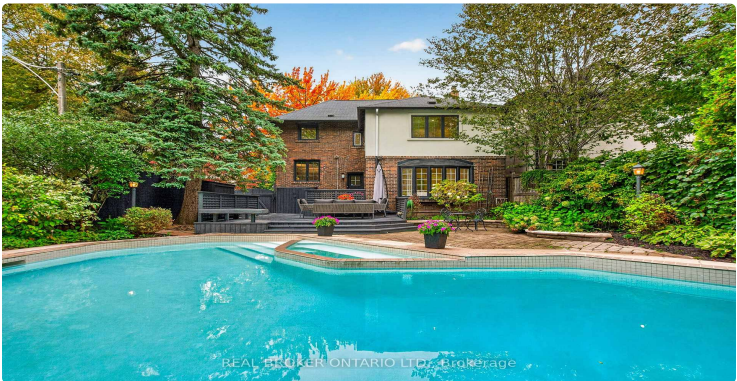
PROPERTY DETAILS

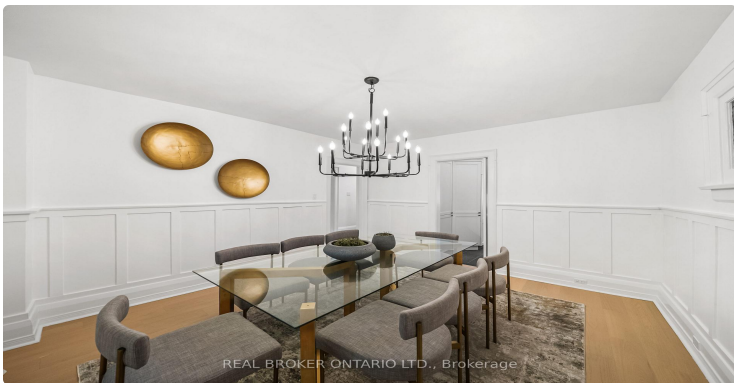
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$12,384
POSTAL CODE	M5P 1A2
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 5	Second	3.23 x 2.77	—
Laundry	Lower	3.99 x 7.89	—
Workshop	Lower	—	—
Primary Bedroom	Second	4.69 x 3.47	—
Bedroom 3	Second	4.05 x 4.20	—
Living Room	Ground	3.40 x 7.46	Combined w/Family, Gas Fireplace, Stained Glass
Dining Room	Ground	3.90 x 3.96	Wainscoting
Kitchen	Ground	4.60 x 2.68	Granite Counters, Breakfast Bar, Overlooks Pool
Bedroom 4	Second	4.02 x 3.99	—
Family Room	Ground	4.60 x 3.41	California Shutters, French Doors, Overlooks Pool
Bedroom 2	Second	3.96 x 3.62	—
Family Room	Lower	4.78 x 4.60	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.