



FOR SALE

LINK

MLS# C13862064

45 Chipwood Crescent, Toronto, ON M2J 3X6

Pleasant View, Toronto · M2J 3X6

C\$ 949,888

3	4	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 45 Chipwood Crescent, A Well Maintained And Thoughtfully Updated Linked Home In Pleasant View Over The Years, This Property Has Been Customized To Create A Comfortable, Functional Layout With Quality Upgrades Throughout. The Kitchen Has Been Renovated With Modern Finishes And Efficient Workspace Design, Opening Nicely Into The Main Living Areas. Updated Bathrooms, High End Flooring, And A Reworked Interior Layout Give The Home A Cohesive Feel From Top To Bottom.The Professionally Finished Basement Adds Valuable Living Space, Ideal For A Media Room, Home Office, Or Just Somewhere To Relax. It's A Bright, Well Planned Lower Level That Enhances The Overall Usability Of The Home. Step Outside And Discover A True Backyard Retreat. The Inground Pool, Hot Tub, And Surrounding Deck Create An Inviting Space For Entertaining, Relaxing, And Enjoying Warm Summer Days. The Yard Has Been Designed For Easy Outdoor Living, Offering Privacy And A Great Setting For Gatherings. Pleasant View Remains One Of Toronto's Most Convenient And Family Friendly Neighbourhoods, With Quick Access To Parks, Schools, Shopping, Transit, And Major Highways. This Home Offers A Blend Of Comfort, Upgrades, And Lifestyle Focused Outdoor Space In A Location Known For Its Accessibility And Community Feel. A Turnkey Opportunity In A Sought After Pocket Of The City.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Link
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Link
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,603
POSTAL CODE	M2J 3X6
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

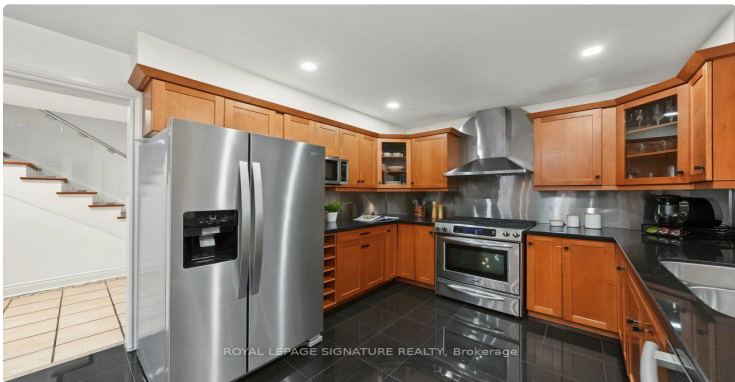
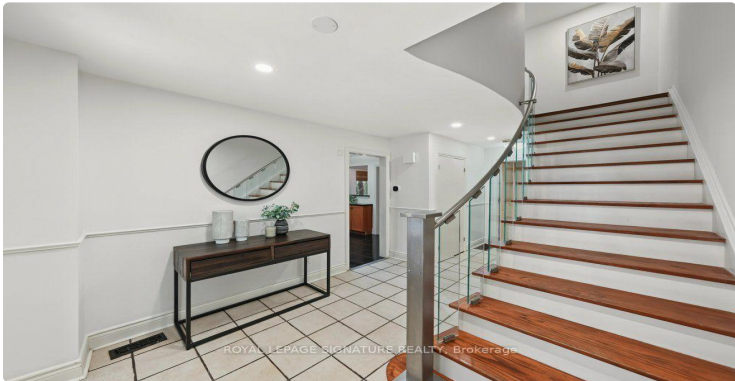
ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Built-in Speakers
Primary Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite, Double Closet

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ROYAL LEPAGE SIGNATURE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Hardwood Floor, Closet, Window
Kitchen	Main	—	Ceramic Floor, Stainless Steel Appl, Pot Lights
Office	Second	—	Hardwood Floor, Window, 5 Pc Bath
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Combined w/Living
Recreation	Basement	—	Laminate, Gas Fireplace, Built-in Speakers
Other	Basement	—	Laminate, B/I Shelves, Double Sink
Foyer	Main	—	Ceramic Floor, Closet, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.