



FOR SALE

DETACHED

MLS# C13865220

44 Conway Avenue, Toronto, ON M6E 1H2

Oakwood Village, Toronto · M6E 1H2

C\$ 919,000

3	2	900	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Charming Detached Bungalow with Endless Potential in Vibrant Oakwood Village! *Welcome to this 3-bedroom, 2-washroom detached bungalow situated on an impressive 20 x 157-foot deep lot in Toronto's highly sought-after Oakwood Village. Offering a highly versatile floor plan, this property is perfect for families, urban professionals, and investors alike. Enjoy morning coffee on the wide, covered front verandah. Take advantage of the excellent layout flexibility provided by both a convenient side entrance and a separate rear entrance with an enclosed staircase leading straight to the basement from the rear garden.The outdoor space is a rare urban oasis. The massive, fully fenced backyard boasts a large patio area sheltered by a professionally built metal pergola-complete with several mature grape vines-along with a separate, dedicated fenced area for your dogs.At the rear of the deep lot, a major highlight awaits: an oversized, double car garage equipped with a bright, closed workshop, wide storage loft, and its own dedicated hydro panel, opening onto a wide public lane with several newly built laneway suites down the block! **Wonderful Location & Community! Nestled just a short walk from both Oakwood Ave and St. Clair Ave West, you are steps from cherished community hubs like the Nia Centre for the Arts, the Ontario School of Ballet, and the Oakwood Village Library and Arts Centre. The neighborhood is packed with family-run restaurants, independent bakeries, cozy cafes, and specialty shops. Commuting is effortless with quick access to Highway 401 via the Allen Road Expressway, nearby TTC transit routes, excellent local school options, and mature green spaces.A 1987 Land Survey and a recent Pre-Listing Home Inspection are available on file.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Full, Walk-Up, Finished, Separate Entrance
FACING	North
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,098
POSTAL CODE	M6E 1H2
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Window, W/O To Porch
Living Room	Main	—	Fireplace, Picture Window, Hardwood Floor
Bedroom 3	Main	—	Double Doors, Large Window, Hardwood Floor
Common Room	Main	—	Parquet, Double Doors, Parquet
Kitchen	Main	—	Double Sink, Window, Linoleum
Bedroom 2	Main	—	Large Window, Irregular Room, Parquet
Bedroom	Main	—	Large Window, Closet, Parquet
Other	Main	—	Overlooks Frontyard, Metal Railing, Concrete Floor
Common Room	Basement	—	Brick Fireplace, Ceramic Floor, Irregular Room
Kitchen	Basement	—	Eat-in Kitchen, Staircase, W/O To Yard
Recreation	Basement	—	B/I Bar, 5 Pc Bath, Double Closet
Cold Room/Cantina	Basement	—	B/I Shelves, Above Grade Window, Concrete Floor
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GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.