



FOR SALE

SEMI-DETACHED

MLS# C13870114

50 Denison Avenue, Toronto, ON M5T 2M8

Trinity-Bellwoods, Toronto · M5T 2M8

C\$ 1,499,900

3	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

You can have it all at 50 Denison!! With a beautifully renovated interior, large yard, steps to TTC, income from basement apartment, covered parking for two and driveway parking for four more! Main floors were completely renovated in 2021 including all new plumbing, electrical, wide plank hardwood, furnace & AC, while maintaining the charm of plaster ceilings in the kitchen & dining rooms. The open concept oversized rooms are apt for bringing natural light into the home aided by the corner lot capturing sunlight all day long. Custom kitchen includes a surplus of storage, professional kitchen appliances including a gas stove (2021), and quartz island with extra large sink. Laundry (2023) and newer appliances in apartment. 98 walkscore and 100 transit & bike scores represent the close proximity of several TTC streetcar routes, restaurants and shops. All of Toronto's amenities are only steps from your door; Kensington Market (7 min), Scadding Court pool & skating rink (6 min), St. Andrews dog park (8 min), and of course Trinity Bellwoods (14 min). Primary bedroom has view of CN Tower and heated floor ensuite with walk in shower and double vanity. Outside you'll find a private yard that rivals that of new builds in the suburbs including a gazebo, vegetable garden planters and gas BBQ connection. The side driveway includes a carport and garage with a 60amp subpanel ready for EV charging. TP-Link smart switches strategically located throughout the home add to your convenience. Legal basement apartment, with separate entrance, was completed in 2021.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Electric Car Charger
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished, Separate Entrance, Walk-Up
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,141
POSTAL CODE	M5T 2M8
NEIGHBOURHOOD	Trinity-Bellwoods

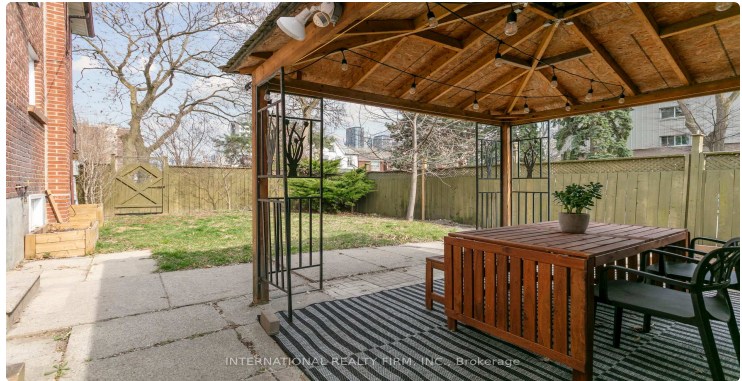
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	3 Pc Ensuite, B/I Closet, East View

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	West View
Dining Room	Main	—	East View
Kitchen	Main	—	Centre Island
Living Room	Main	—	B/I Bookcase, B/I Shelves
Office	Lower	—	B/I Closet
Bedroom 3	Basement	—	—
Kitchen	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.