



MCCANN REALTY GROUP LTD., Brokerage

FOR SALE DETACHED MLS# C13872610

403 Melrose Avenue, Toronto, ON M5M 1Z6

Bedford Park-Nortown, Toronto · M5M 1Z6

C\$ 4,695,000

5	6	3,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 403 Melrose Avenue, A Never-Lived-In Residence Where Custom Details And Extraordinary Attention To Craftsmanship Are Evident Throughout. Set On An Impressive 35 X 150 Ft Lot, A Depth Rarely Found In Midtown Toronto, It Offers A Heated Driveway, South-Facing Garden, 250 Sq Ft Composite Deck, And Walkout Lower Level. Every Room Reflects A Timeless Design, With Bespoke Millwork, Natural Stone And Carefully Considered Finishes. Offering 4+1 Bedrooms And 6 Bathrooms, The Home Features Approx. 10-Ft Main And 9-Ft Second-Flr Ceilings, Wire-Brushed American White Oak Herringbone Floors With Antique Brass Inlay, And Elegant Arched Openings. Large Windows And An Arteriors Chandelier Fill The Home With Light, While A Custom Foyer Bench And Arched Steel-And-Glass French Doors To The Living Rm/Office Highlight The Level Of Detail Throughout. The Custom Two-Tone Kitchen Pairs Painted And White Oak Cabinetry With Polished Monte Canyon Quartzite, A Micro-Cement Hood Fan And Island Base, And Built-In Miele Appliances. The Verias Green Marble Pantry Includes A Prep Sink, Beverage Fridge And Second Dishwasher. A Statement Wall-To-Ceiling Wood-Panelled Feature Wall With Integrated Art Niches Separates The Dining And Family Rooms. The Family Room Centres On A Three-Sided Linear Gas Fireplace With Custom Porcelain Façade. Upstairs, Every Bedroom Has Its Own Ensuite With In-Floor Heating. The Primary Suite Features Custom Built-Ins, An Electric Fireplace, Window Bench And Millwork Dressing Rm With Concealed Entry. Its Ensuite Offers His-And-Hers Showers, Custom White Oak Vanity, Italian Porcelain And Heated Floors. Children's Bedrooms Feature Wall-To-Wall Custom Built-Ins. The Walkout Lower Level Offers Radiant Heated Floors, Rec Room, Wet Bar, Nanny Suite And Direct Garage Access. Google Home Automation And Motorized Blinds Complete The Home. Vibrant And Accessible, With A Strong Sense Of Community And Close To Avenue Road And The 401. New Taxes Have Yet To Be Assessed.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$9,277
POSTAL CODE	M5M 1Z6
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Picture Window, B/I Shelves, Hardwood Floor
Kitchen	Main	—	B/I Appliances, Centre Island, Hardwood Floor
Dining Room	Main	—	Window, Overlooks Family, Hardwood Floor
Family Room	Main	—	Gas Fireplace, W/O To Patio, Hardwood Floor
Primary Bedroom	Second	—	Walk-In Closet(s), Electric Fireplace, 5 Pc Ensuite
Bedroom 2	Second	—	Picture Window, B/I Shelves, 3 Pc Ensuite
Bedroom 3	Second	—	Window, Hardwood Floor, 4 Pc Ensuite
Bedroom 4	Second	—	Window, Hardwood Floor, 4 Pc Ensuite
Recreation	Lower	—	W/O To Yard, Hardwood Floor, Pot Lights
Bedroom	Lower	—	Window, Hardwood Floor, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

MCCANN REALTY GROUP 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.