



FOR SALE

SEMI-DETACHED

MLS# C13875390

45 Heath Street W, Toronto, ON M4V 1T2

Yonge-St. Clair, Toronto · M4V 1T2

C\$ 3,495,000

4	4	2,250	7	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Heath Street West, an exceptional residence situated on one of Deer Park's most coveted and picturesque streets. Beautifully set back from the road, this distinguished home offers a private urban oasis in the heart of Toronto, blending sophistication, comfort, privacy, & convenience. The property features an oversized lot, heated driveway parking up to 6 vehicles, along with a built-in 1.5 car garage. Elegant red-brick masonry creates a lasting first impression, with a graceful staircase leading to an expansive front terrace and striking arched entranceway. Inside, the foyer opens to a beautifully appointed main level featuring hardwood flooring & an inviting open-concept layout. At the heart of the home is a true chef's kitchen, carefully designed for everyday living & entertaining. It features a Sub-Zero fridge, Wolf four-burner gas range with professional-style hood, large centre island that can easily seat six, a wall pantry with wet bar, & a bright sun-filled breakfast nook. A walk-out leads to the elevated rear deck, with a brick wood oven and gas BBQ facilities. The kitchen flows into the elegant dining room, enhanced with built-in speakers & buffet. The sophisticated living room features graceful arched windows overlooking the front terrace, while a built-in gas fireplace provides a warm & inviting focal point. A stunning spiral staircase leads to the second level, where three generously proportioned bedrooms provide exceptional comfort & privacy. The spacious primary suite is bright & beautifully appointed, featuring 3 large windows, a luxurious four-piece ensuite w/heated flooring & a generous walk-in closet. The two additional bedrooms are south-facing, sun-filled & share a thoughtfully designed three-piece bathroom. The above-grade lower level features nine-foot ceilings, a powder room, garage access, & large recreation room with a gas fireplace. Sliding glass doors walk-out to a private oasis with southern exposure, peaceful & luxurious.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Level
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

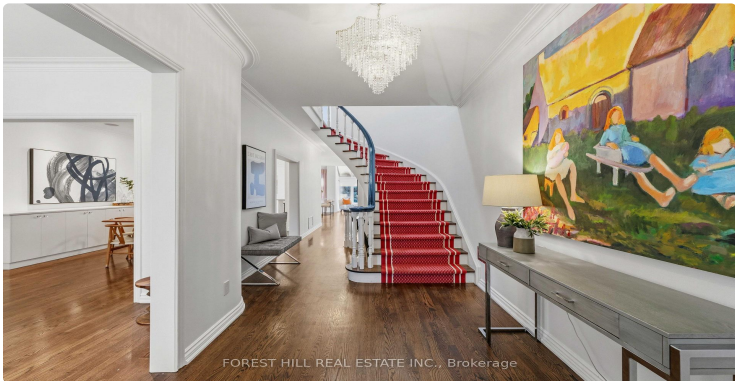
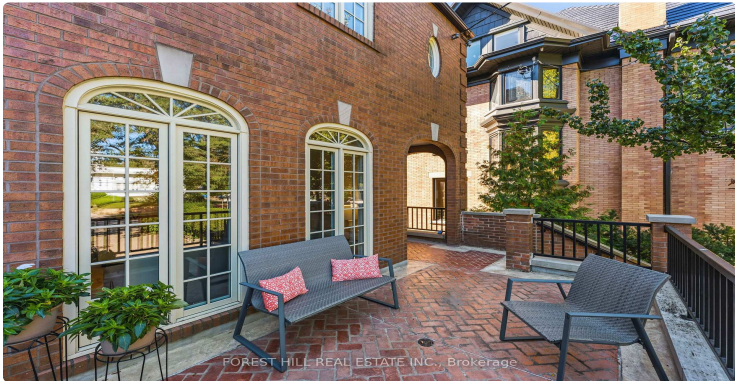
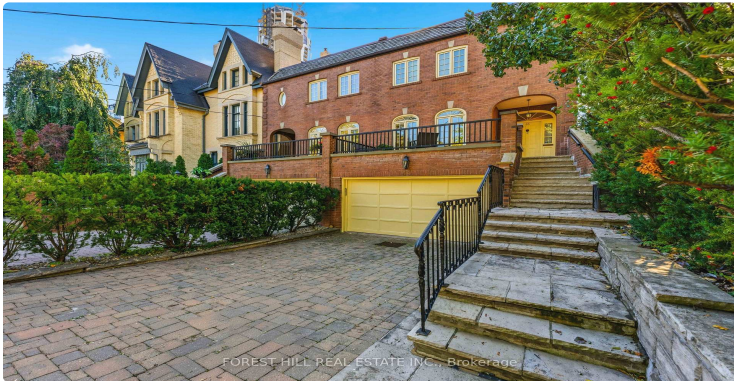
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	31-50 years
AREA RANGE	2000-2500 sqft
PARKING	7 spaces
ANNUAL TAX	\$14,605
POSTAL CODE	M4V 1T2
NEIGHBOURHOOD	Yonge-St. Clair

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	2 Pc Bath, Hardwood Floor, Crown Moulding
Living Room	Main	—	Gas Fireplace, Large Window, Crown Moulding
Dining Room	Main	—	Open Concept, Built-in Speakers, B/I Bar
Kitchen	Main	—	Walk-Out, Centre Island, Wet Bar
Breakfast	Main	—	Overlooks Backyard, Skylight, Hardwood Floor
Recreation	Lower	—	W/O To Garden, Gas Fireplace, 2 Pc Bath
Bedroom 4	Lower	—	W/W Closet, Laminate
Laundry	Lower	—	Access To Garage, Laminate, Laundry Sink
Primary Bedroom	Second	—	Walk-In Closet(s), 4 Pc Ensuite, Broadloom
Bedroom 2	Second	—	Walk-In Closet(s), Overlooks Backyard, Broadloom
Bedroom 3	Second	—	Large Closet, South View, Broadloom

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.