



SOTHEBY'S INTERNATIONAL REALTY CANADA Brokerage

FOR SALE

DETACHED

MLS# C13875830

35 Belgrave Avenue, Toronto, ON M5M 3S9

Bedford Park-Nortown, Toronto · M5M 3S9

C\$ 2,495,000

5	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully rebuilt and thoughtfully designed family home, where generous living spaces, abundant natural light, and an incredible private backyard come together in one exceptional property. Completely rebuilt and enhanced in 2014 with a large three-storey addition, the home offers impressive scale, high ceilings, and a wonderful sense of openness throughout. With 4 bedrooms and 4 bathrooms, there is plenty of space for a growing family, while the thoughtful layout provides comfortable spaces for both everyday living and entertaining. One of the home's most striking features is the abundance of natural light. Large windows and skylights fill the home with sunshine throughout the day, creating a warm and inviting atmosphere. The main floor is designed for effortless family living and entertaining. The combined living and dining room seamlessly flows into the spacious family room and stunning kitchen. The finished basement is an ideal family space, with high ceilings, a dedicated bedroom, and abundant storage. It's a fantastic area for children to play, relax, or spend time with friends. Beautifully tree-lined and exceptionally private, the backyard feels like a peaceful retreat in the city. The stunning patio is perfect for summer entertaining, relaxing with family, or enjoying a quiet morning surrounded by greenery. The swim spa adds another level of enjoyment, making the backyard a wonderful extension of the home's living space. Located in a welcoming neighbourhood with a growing community of young families, this home is ideally situated close to York Mills Station, the 401, and just two blocks away from the cricket club. It's a neighbourhood where families are putting down roots and neighbours enjoy a genuine sense of community. Bright, spacious, comfortable and surrounded by nature, this is a home designed for family living-with a backyard you'll never want to leave.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

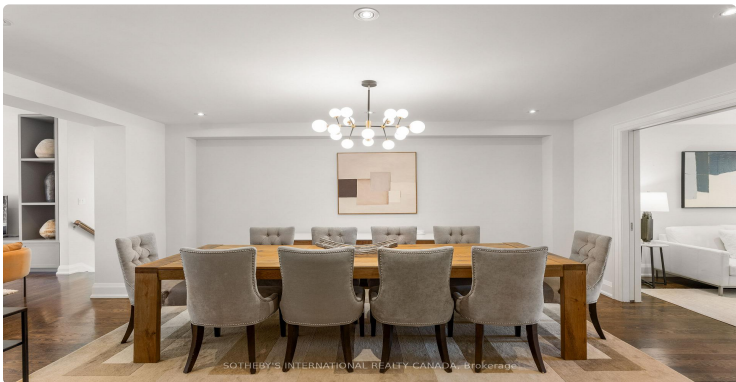
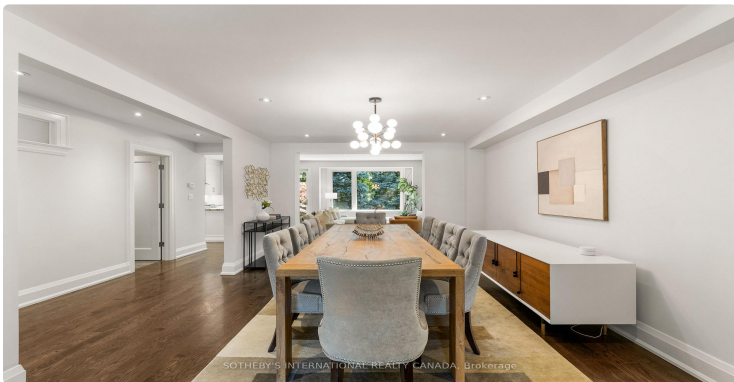
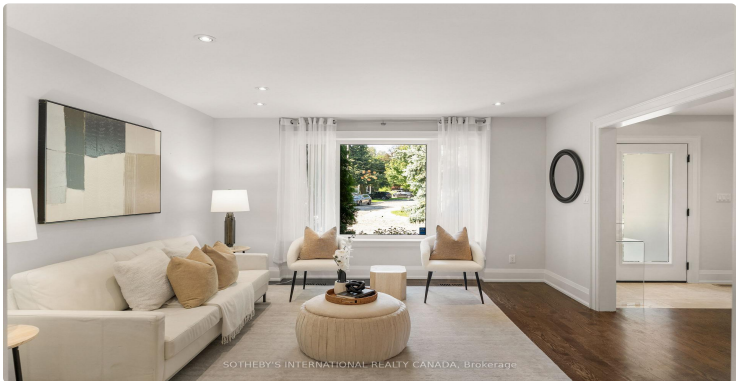
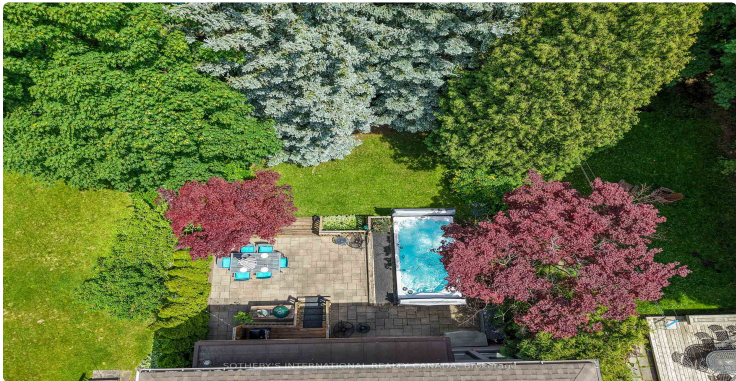
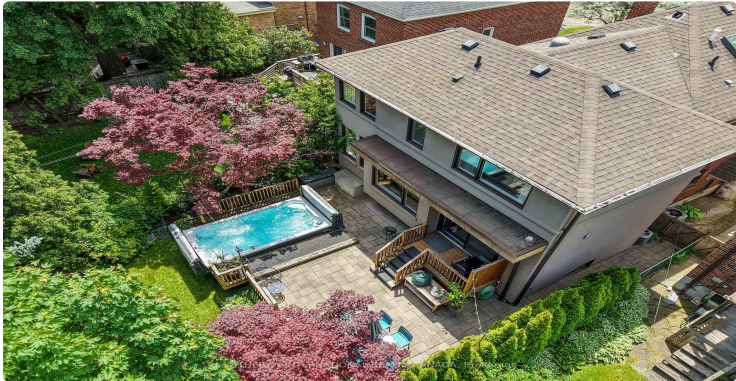
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$13,212
POSTAL CODE	M5M 3S9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Overlooks Frontyard, Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Kitchen	Main	—	Centre Island, Open Concept, Stainless Steel Appl
Family Room	Main	—	Walk-Out, Overlooks Backyard, Combined w/Kitchen
Primary Bedroom	Second	—	Large Window, Ensuite Bath, Hardwood Floor
Bedroom 2	Second	—	Window, Hardwood Floor, Closet
Bedroom 3	Second	—	Window, Closet, Overlooks Backyard
Bedroom 4	Second	—	Window, Closet, Overlooks Backyard
Bedroom	Lower	—	—
Recreation	Lower	—	—
Sitting	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.