



FOR LEASE

DETACHED

MLS# C13885200

307 Churchill Avenue Bsmnt, Toronto, ON M2R 1E6

Willowdale West, Toronto · M2R 1E6

C\$ 1,260/mo

0	1	600	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bright, clean and surprisingly functional lower-level bachelor/studio in highly sought-after Willowdale West. Approx. 380-400 sq. ft. with a private entrance, smart open-concept layout, laminate flooring, 3-piece bathroom and practical kitchen area with fridge and electric cooktop. A large wardrobe provides excellent storage without taking over the living space. One driveway parking space, heat, hydro, water and central A/C are all included, making monthly budgeting simple and predictable. Shared laundry and shared backyard use add extra convenience. Quiet residential setting with good, respectful neighbours. Excellent Bathurst/Finch location with easy access to TTC, shopping, restaurants, parks and everyday amenities. Unfurnished. Currently tenanted until October 31, 2026 and available for occupancy November 1, 2026. Rental application, employment/income verification, references and tenant insurance required. Listing Agent will run an independent credit check on selected applicant(s). Some listing photos have been digitally modified using AI solely to remove the tenant's personal belongings. No material features, finishes or physical conditions of the property have been altered.

FEATURES

- ✓ Basement
- ✓ Garage

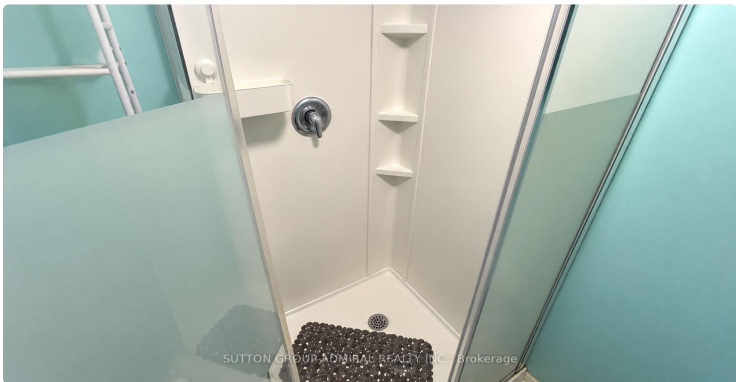
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bachelor/Studio
PROPERTY TYPE	Detached
BASEMENT	Walk-Up
FACING	South
AREA RANGE	< 700 sqft
PARKING	1 spaces
POSTAL CODE	M2R 1E6
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	3.55 x 3.67	Laminate, Window, Combined w/Br
Bathroom	Lower	2.80 x 3.50	3 Pc Bath, Ceramic Floor
Kitchen	Lower	3.67 x 3.56	Laminate, Open Concept, Window
Bathroom	Lower	—	3 Pc Bath, Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.