



FOR SALE

DETACHED

MLS# C14007782

128 Montgomery Avenue, Toronto, ON M4R 1E2

Yonge-Eglinton, Toronto · M4R 1E2

C\$ 2,095,000

4	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Gorgeous, turnkey contemporary detached home in the heart of Yonge & Eglinton, situated in the highly sought-after Allenby neighbourhood & within walking distance of top-rated schools incl. Allenby Jr. P.S., North Toronto C.I., & St. Clement's School. Custom-built & beautifully renovated, this exceptional residence offers approx. 2,400 sq. ft. of living space incl. LL with 3+1 bdrms., 4 baths., & 1 legal front yard parking and 1 at back for smaller car. The open-concept main level features soaring ceilings (just under 10 ft.), white oak engineered hardwood flooring, custom millwork, architectural windows, & abundant natural light. Generous living & dining areas flow seamlessly into the designer kitchen with quartz countertops, custom cabinetry, breakfast island, Sub-Zero fridge, & Wolf gas range. A direct W/O leads to the professionally landscaped private backyard with multiple areas for al fresco dining, entertaining, family gatherings, & quiet relaxation. The upper level features a spacious primary retreat with custom built-in wardrobes & a spa-inspired 5-pc ensuite with a Victoria + Albert freestanding soaker tub, glass-enclosed shower, skylight. Two add'l bdrms. provide comfortable accommodations, incl. one with its own private ensuite. Convenient 2nd-floor laundry enhances everyday living. The finished lower level offers exceptional versatility with a spacious rec room/gym, flexible 4th bdrm., 3-pc bath., abundant storage, & a cold room that could easily be converted into a future wine cellar. Perfectly positioned steps to Eglinton Park & within walking distance of the vibrant shops, cafes, restaurants of Yonge & Eglinton, incl. PAI, Stock Bar, Sip Wine Bar, Bready, Paris Baguette, Mandy's, La Vecchia, Healthy Planet, Grazie Ristorante, & Mizzica Gelateria & Cafe. Convenient access to the TTC & Eglinton Crosstown LRT. Modern comfort, residential tranquillity, & exceptional urban convenience come together in one of Toronto's most desirable family neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

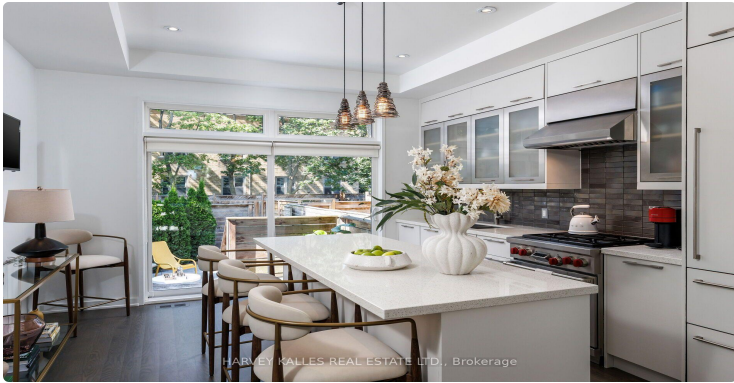
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,031
POSTAL CODE	M4R 1E2
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	10.36 x 5.25	Open Concept, Combined w/Dining, 2 Pc Bath
Dining Room	Main	10.36 x 5.25	Combined w/Kitchen, Combined w/Living, W/O To Yard
Kitchen	Main	4.16 x 5.25	Centre Island, Combined w/Dining, W/O To Yard
Primary Bedroom	Upper	4.75 x 5.02	Ensuite Bath, Closet, Large Window
Bedroom 2	Upper	3.62 x 4.64	Closet, Ensuite Bath, Large Window
Bedroom 3	Upper	3.24 x 3.02	B/I Shelves, Hardwood Floor, Window
Bedroom 4	Lower	3.39 x 4.22	Double Closet, 3 Pc Bath, Broadloom
Recreation	Basement	3.35 x 2.89	—
Other	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.