



FOREST HILL REAL ESTATE INC., Brokerage
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FOR SALE DETACHED MLS# C14033098

38 Carnival Court, Toronto, ON M2R 3T8

Westminster-Branson, Toronto · M2R 3T8

C\$ 899,000

3	4	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully maintained 3-bed, 4-bath home that radiates pride of ownership. Set on a quiet court in desirable Westminster-Branson, this home blends everyday comfort with thoughtful updates, including full roof (2025).The main floor features a spacious living/dining area with large picture windows and a walkout from the living room to a private backyard for morning coffee, alfresco dinners, and effortless entertaining. Backed by mature trees for privacy, the eat-in kitchen delivers generous cabinetry, excellent prep space, and a practical, family-friendly layout. Upstairs, three well-proportioned bedrooms offer restful retreats. The primary suite features a private ensuite and excellent closet capacity, while the secondary bedrooms easily accommodate kids, guests, or home office needs. Neutral tones and durable finishes make it easy to move in and make it your own. The finished walkout basement extends your living space with flexible zones for a recreation/media room, play area, gym, studio, or guest space with direct access to the backyard for seamless indoor-outdoor living. Outside, enjoy low-maintenance grounds with room to garden, gather, or let kids and pets play. Parking is convenient, and the court setting keeps through-traffic to a minimum. Location, location: steps to TTC, everyday shopping, and restaurants; minutes to G. Ross Lord Park with miles of walking trails, sports fields, and year-round recreation. Quick access to Finch Subway, York University, Bathurst & Steeles amenities, community centres, and major routes simplifies commuting and daily errands.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

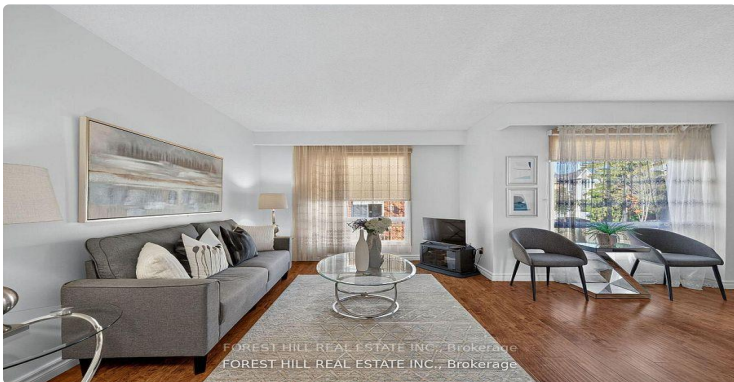
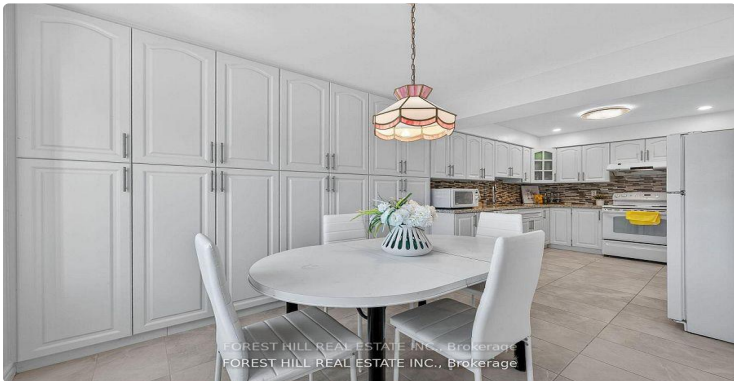
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,563
POSTAL CODE	M2R 3T8
NEIGHBOURHOOD	Westminster-Branson

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Dining Room	Main	—	Combined w/Living
Primary Bedroom	Second	—	Large Window, Ensuite Bath, Large Closet
Bedroom 2	Second	—	Large Window, Large Closet
Bedroom 3	Second	—	Large Window, Large Closet
Kitchen	Main	—	Tile Floor, Backsplash, Stone Counters
Living Room	Main	—	Combined w/Dining, W/O To Garden

GALLERY





LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.