



HARVEY KALLES REAL ESTATE LTD. Brokerage

FOR SALE

DETACHED

MLS# C14098422

# 59 Cameron Avenue, Toronto, ON M2N 1C9

Lansing-Westgate, Toronto · M2N 1C9

C\$ 1,599,000

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

## ABOUT THIS PROPERTY

The bright main floor of this detached two-storey home in Lansing-Westgate features an open-concept living and dining area with hardwood floors and a floor-to-ceiling fireplace. The eat-in kitchen offers granite counters, stainless steel appliances and ample storage. Upstairs, three bedrooms include a spacious primary bedroom with wall-to-wall closets and a four-piece ensuite and skylight. The finished walkout lower level offers a generous recreation room, two-piece bathroom, laundry area and direct access to the backyard. Outside, enjoy a deck, patio, artificial grass and deep, tree-lined yard, along with a built-in garage and parking for three. Conveniently located near Cameron Public School, St. Edward Catholic School, Sheppard-Yonge subway station, shops, restaurants and Highway 401

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

### PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Detached           |
| LISTING STATUS | For Sale           |
| STYLE          | 2-Storey           |
| PROPERTY TYPE  | Detached           |
| BASEMENT       | Finished, Walk-Out |
| FACING         | South              |
| AREA RANGE     | 1500-2000 sqft     |
| PARKING        | 3 spaces           |
| ANNUAL TAX     | \$8,770            |
| POSTAL CODE    | M2N 1C9            |
| NEIGHBOURHOOD  | Lansing-Westgate   |

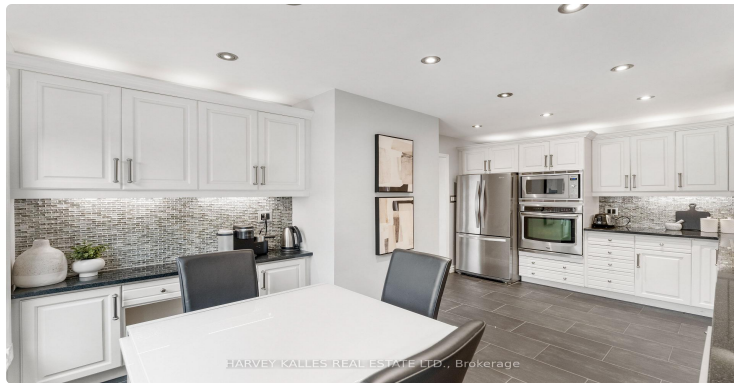
## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                               |
|-----------------|-------|------------|--------------------------------------------------------|
| Living Room     | Main  | —          | Hardwood Floor, W/O To Deck, Fireplace                 |
| Dining Room     | Main  | —          | Hardwood Floor, W/O To Deck, Fireplace                 |
| Kitchen         | Main  | —          | Stainless Steel Appl, Eat-in Kitchen, Granite Counters |
| Primary Bedroom | Upper | —          | 4 Pc Ensuite, Mirrored Closet, Large Closet            |

| ROOM              | LEVEL | DIMENSIONS | FEATURES                                 |
|-------------------|-------|------------|------------------------------------------|
| Bedroom 2         | Upper | —          | Broadloom, Large Window, Large Closet    |
| Bedroom 3         | Upper | —          | Broadloom, Large Window, Large Closet    |
| Recreation        | Lower | —          | Walk-Out, Pot Lights                     |
| Laundry           | Lower | —          | Ceramic Floor, Laundry Sink, B/I Shelves |
| Cold Room/Cantina | Lower | —          | —                                        |

GALLERY





## LISTING AGENT

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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.