



FOR LEASE

CONDO TOWNHOUSE

MLS# C14099302

44 Tangle Briar Way, Toronto, ON M2J 2M4

Bayview Village, Toronto · M2J 2M4

C\$ 3,450/mo

4	3	1,700	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This well-maintained townhouse for lease offers three bedrooms, three bathrooms, and a spacious multi-level layout in sought-after Bayview Village. Tucked within the quiet, family-oriented courtyard of Tangle Briar Way and backing onto a tree-lined yard, the home offers a peaceful setting with excellent access to neighbourhood conveniences. The main floor features an open-concept living and dining area with hardwood flooring. The contemporary kitchen is equipped with quartz countertops, stainless steel appliances, ample cabinetry, and a window overlooking the courtyard. Two generously sized bedrooms and an updated 3-piece bathroom occupy the second level, offering flexibility for family, guests, or a home office. The entire third floor is dedicated to the primary retreat, complete with a separate sitting area ideal for an office or nursery, two closets, and a private 4-piece ensuite. The finished lower level offers additional living space, including a large recreation room suitable for a home gym, media room, playroom, or workspace. Outside, enjoy a tree-lined backyard with an updated interlock patio, perfect for outdoor dining and summer barbecues. Roof maintenance, landscaping, and garbage collection are handled by the condominium corporation. Heated underground parking is included, with stair access conveniently located directly across from the front entrance. Ideally situated near Bayview Village Shopping Centre, Fairview Mall, North York General Hospital, parks, community centres, top-rated schools, Highway 401, and the DVP. Enjoy walking access to Leslie Subway Station, Old Cummer GO Station, the Upper Don Recreation Trail, neighbourhood shopping, and TTC service just outside the complex. Keeping all existing furnitures is optional for an additional \$150 CAD per month.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
POSTAL CODE	M2J 2M4
NEIGHBOURHOOD	Bayview Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, W/O To Patio, Hardwood Floor
Dining Room	Main	—	Open Concept, Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, Window, Modern Kitchen
Bedroom 2	Second	—	Mirrored Closet, Closet, Laminate
Bedroom 3	Second	—	Window, Closet, Laminate
Primary Bedroom	Third	—	4 Pc Ensuite, Window, Laminate
Study	Third	—	Window, Laminate, Separate Room
Recreation	Basement	—	Open Concept, Above Grade Window, Laminate
Laundry	Basement	—	—
Bedroom	Basement	—	—

GALLERY





LISTING AGENT

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MASTER`S TRUST REALTY INC.

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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.