



FOR SALE

DETACHED

MLS# C14106548

27 Armour Boulevard, Toronto, ON M5M 3B9

Bedford Park-Nortown, Toronto · M5M 3B9

C\$ 1,619,000

5	2	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A cherished family home. An exceptional Cricket Club address. A new chapter waiting to unfold. Welcome to 27 Armour Blvd, a handsome four-bedroom detached brick home, lovingly cared for by the same family for over 51 years. Set on a quiet street amid mature trees, its professionally landscaped 40 x 110-foot lot offers a lush backdrop for family life, complemented by a generous private driveway and integrated single-car garage. Inside, original hardwood floors, crown moulding, and a marble wood-burning fireplace lend timeless warmth to the living room. An updated eat-in kitchen overlooks the quiet, verdant backyard, while a three-season sunroom invites leisurely mornings and relaxed evenings surrounded by greenery. A main-floor powder room adds everyday convenience. Upstairs, four exceptionally spacious bedrooms each feature large windows and generous closets, offering room for growing families, guests or a home office. A large renovated family bathroom provides abundant storage. The lower level extends the living space with a substantial recreation room, wet bar and impressive ceiling height-an inviting setting for games, movie nights and entertaining. Thoughtful improvements include a brand-new furnace, professional exterior waterproofing and a sump pump, alongside numerous upgrades completed over the years. Solid, welcoming and rich with possibility, this much-loved home offers the opportunity to settle into Toronto's exclusive Cricket Club neighbourhood and bring your own vision to a home with an enduring family legacy.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School Bus Route

PROPERTY DETAILS

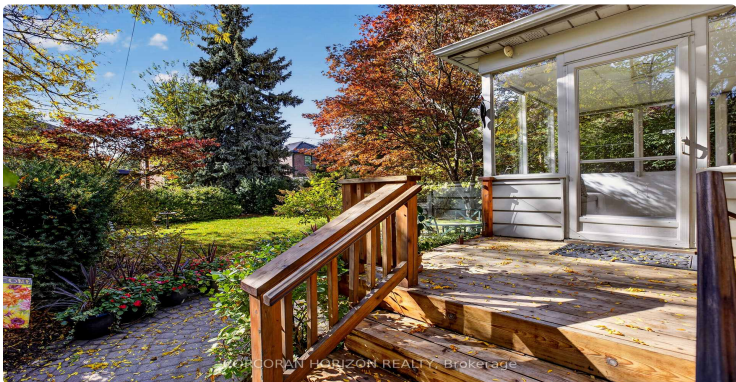
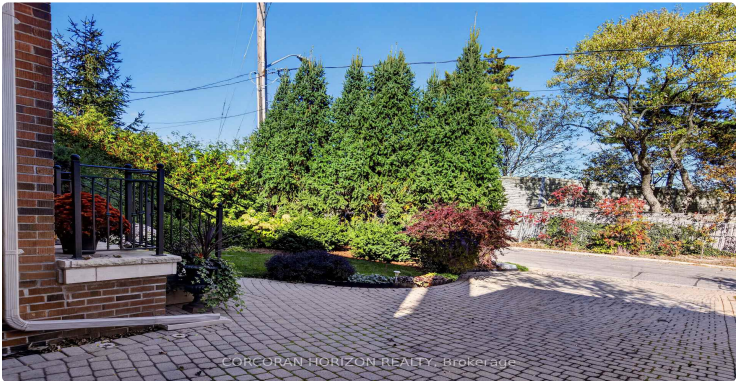
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partial Basement
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,734
POSTAL CODE	M5M 3B9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Crown Moulding, Marble Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Large Window
Kitchen	Main	—	Marble Counter, Updated, Stainless Steel Appl
Sunroom	Main	—	Large Window, Overlooks Backyard, W/O To Deck
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bedroom 3	Second	—	Hardwood Floor, Large Closet, Overlooks Backyard
Bedroom 4	Second	—	Hardwood Floor, Large Closet, Overlooks Backyard
Recreation	Basement	—	Laminate, Large Window, Wet Bar
Laundry	Basement	—	Sump Pump, Window
Utility Room	Basement	—	B/I Shelves

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.