



FOR SALE

SEMI-DETACHED

MLS# C14107020

# 13 Clancy Drive, Toronto, ON M2J 2V7

Don Valley Village, Toronto · M2J 2V7

C\$ 1,099,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 1,750 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

WELCOME To 13 Clancy Drive! This Beautifully Maintained, Freshly Painted Five-Level Semi-Detached Home Sits In A Highly Desirable, And Quiet, Well-Established North York Neighborhood. Offering A Unique Multi-Level Layout With Spacious Living Areas, This Home Is Perfect For Growing Families, Multi-Generational Living, Or For Those Who Appreciate Additional Space And Flexibility. The bright And Functional Floor Plan Features Generous Principal Rooms, A Well-Appointed Kitchen With An Eat-In Area, Comfortable Bedrooms, And A Versatile Lower Level Ideal For A Family, Home Office, Recreation Area, Or Guest Suite. The Upper-Level Features Three Generously Sized Bedrooms And A Full Bathroom, Including A Primary Bedroom With An Additional Closet. The Main Living Area Features An Open-Concept Living And Dining Room, Creating A Welcoming Space For Everyday Living And Entertaining. A Few Steps Down, You Will Find A Bright And Inviting Family Room With A Gas Fireplace, Perfect For Cozy Winter Evenings And A Walkout To A Large Deck Overlooking The Backyard For Family BBQs In The Summer. An Additional Bedroom And A Full Bathroom On This Level Can Be Used As An Office Or Den, Or For Guests Or Extended Family. The Finished Basement Offers Excellent Flexibility, With Potential For Extended-Family Living Or Income Potential. It Features A Separate Entrance, A Spacious Living Area, One Bedroom With A Window, A Separate Eat-In Kitchen. Additional Highlights Includes Pot Lights Throughout, Parking For up to 4 Cars. Recent Upgrades Include A New Roof (2025) And An Owned Tankless Combi-Boiler For Hot Water (2026) And High-Velocity Forced-Air Heating. Close to Seneca Hill Public School, New Catholic Elementary School, Seneca College, College of Naturopathic Medicine, Parks, Shopping, Fairview Mall, Restaurants, , TTC, Don Mills Subway Station, Easy Access To Major Highways, 401, DVP, 404. Don't Miss This Exceptional Opportunity For Investment Or To Make it Your Forever Home

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Hospital

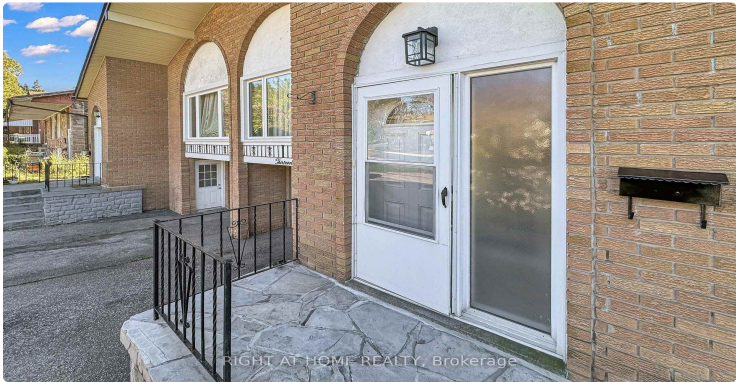
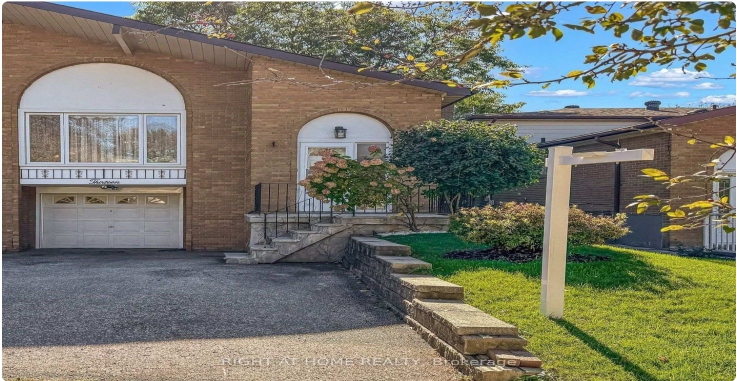
## PROPERTY DETAILS

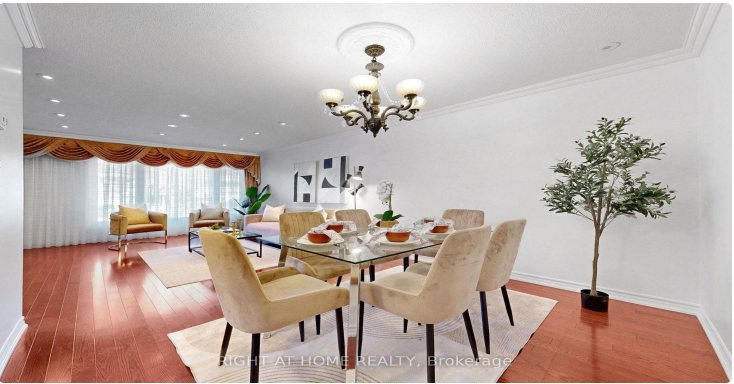
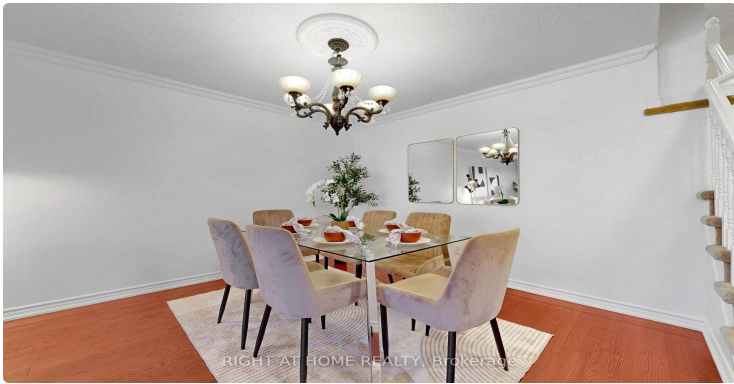
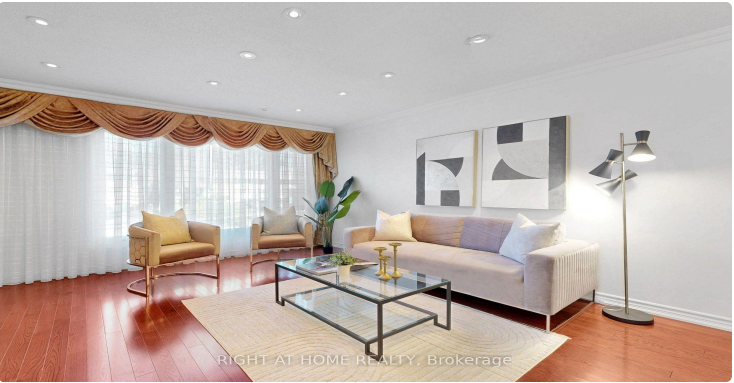
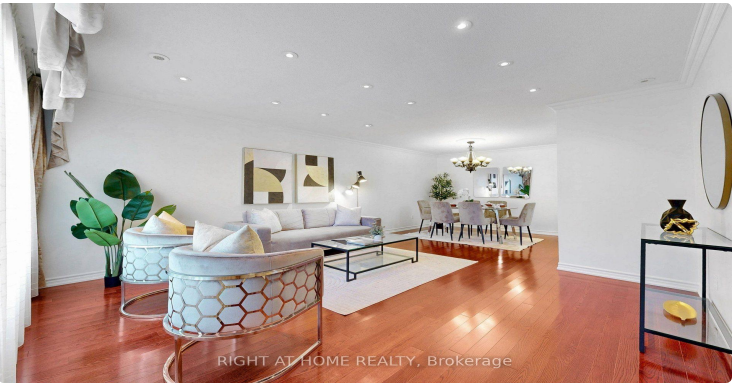
|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Semi-Detached               |
| LISTING STATUS | For Sale                    |
| STYLE          | Backsplit 5                 |
| PROPERTY TYPE  | Semi-Detached               |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | South                       |
| AREA RANGE     | 1500-2000 sqft              |
| PARKING        | 4 spaces                    |
| ANNUAL TAX     | \$5,188                     |
| POSTAL CODE    | M2J 2V7                     |
| NEIGHBOURHOOD  | Don Valley Village          |

## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                          |
|-------------|----------|------------|---------------------------------------------------|
| Living Room | Main     | —          | Hardwood Floor, Pot Lights, Picture Window        |
| Dining Room | Main     | —          | Hardwood Floor, Combined w/Living, Crown Moulding |
| Kitchen     | Main     | —          | Granite Counters, Window, Breakfast Area          |
| Family Room | Ground   | —          | Hardwood Floor, Fireplace, W/O To Deck            |
| Bedroom     | Upper    | —          | 4 Pc Bath, Window, Closet                         |
| Bedroom 2   | Upper    | —          | Mirrored Closet, Large Window, Broadloom          |
| Bedroom 3   | Upper    | —          | Closet, Window, Broadloom                         |
| Bedroom 4   | Ground   | —          | Mirrored Closet, Large Window, Broadloom          |
| Living Room | Basement | —          | Laminate, Pot Lights, Window                      |
| Bedroom     | Basement | —          | Laminate, Double Closet, Pot Lights               |
| Kitchen     | Basement | —          | Granite Counters, Eat-in Kitchen, Laminate        |
| Common Room | Basement | —          | Laminate, Pot Lights, Window                      |
| —           | —        | —          | —                                                 |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

RIGHT AT HOME REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.