



FOR SALE

DETACHED

MLS# C14109500

302 Spring Garden Avenue, Toronto, ON M2N 3H3

Willowdale East, Toronto · M2N 3H3

C\$ 1,349,000

3	1	900	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Builders, Investors & End-Users! Rare opportunity to skip lengthy city delays on a prime 50' x 120' lot in highly sought-after Willowdale East! Property includes approved Committee of Adjustment decision (File A0295/25NY) and architectural plans for a ~4,000 sq ft luxury custom home with building permits in the final approval stage. Surrounded by multi-million dollar custom builds (\$3.5M+), offering immense upside potential. Located steps to top-ranked Earl Haig SS, Hollywood PS, TTC Subway, parks, and vibrant Yonge St amenities. The existing solid brick bungalow features 3 bedrooms, separate side entrance to basement, attached double garage, and long driveway for 5 cars. Live in, rent out, or prepare to build without waiting months for municipal approvals. An exceptional acquisition opportunity on a premier street!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,057
POSTAL CODE	M2N 3H3
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	South View
Dining Room	Main	—	—
Kitchen	Main	—	—
Primary Bedroom	Main	—	—
302 Spring Garden Avenue, Toronto, ON M2N 3H3			T-ONE GROUP REALTY INC.,

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Recreation	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

T-ONE GROUP REALTY INC.,

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.