


FOR SALE | DETACHED | MLS# C14143614

# 10 Campbell Crescent, Toronto, ON M2P 1P2

Bridle Path-Sunnybrook-York Mills, Toronto · M2P 1P2

## C$ 2,395,000

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

## ABOUT THIS PROPERTY

Stop searching! Opportunities like 10 Campbell Crescent simply do not come along twice. Nestled in the heart of Hoggs Hollow-one of Toronto's most exclusive and prestigious enclaves-this charming stone-and-brick bungalow sits on a massive, premium 60 by 157 foot west-facing lot backing directly onto Jolly Miller Park. Whether you choose to move right in, execute a high-end renovation, or build a world-class custom home, this property offers an unmatched canvas of pure serenity, complete privacy, and no rear neighbours, serving up breathtaking afternoon sun and golden-hour sunsets over the Don River valley. Your backyard is your gateway to Jolly Miller Park, local walking trails, and pristine, protected green spaces. Tucked away on a quiet, ultra-private crescent, yet just a two minute walk to York Mills Subway Station and close to the 401 for an easy commute anywhere in the GTA. Steps to the historic Miller Tavern, the prestigious Rosedale Golf Club, boutique fitness studios, and elite dining along the Yonge Street corridor. Need to get downtown for work, time with friends at arts, social and sporting events? No need to drive! It is awesome to have the subway so close! So close to Canada's top-tier schools, including Armour Heights PS, York Mills CI, Havergal College, Toronto French School, Loretta Abbey and Crescent School.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Greenbelt/Conservation
- ✓ Hospital
- ✓ Level
- ✓ Park

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | Bungalow |
| PROPERTY TYPE | Detached |
| BASEMENT | Full |
| FACING | West |
| AREA RANGE | 1500-2000 sqft |
| PARKING | 5 spaces |
| ANNUAL TAX | $15,252 |
| POSTAL CODE | M2P 1P2 |
| NEIGHBOURHOOD | Bridle Path-Sunnybrook-York Mills |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Foyer | Main | — | — |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | — |
| Dining Room | Main | — | — |
| Kitchen | Main | — | — |
| Solarium | Main | — | — |
| Bedroom 2 | Main | — | — |
| Bedroom 3 | Main | — | — |
| Primary Bedroom | Main | — | — |
| Recreation | Lower | — | — |
| Utility Room | Lower | — | — |
| Laundry | Lower | — | — |

# GALLERY


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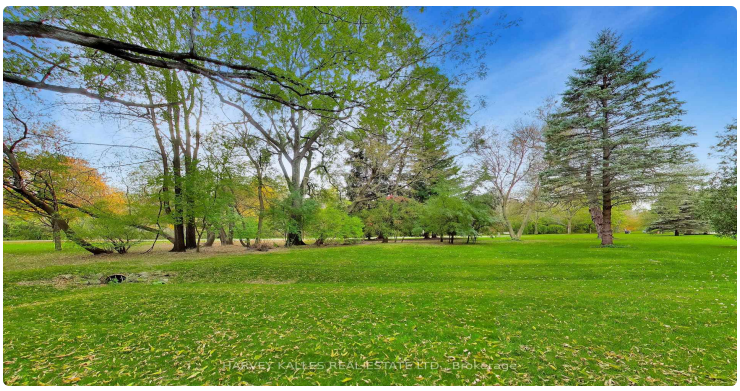

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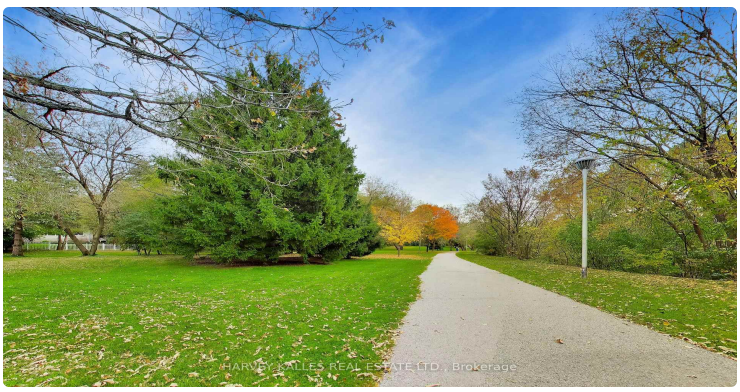

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## LISTING AGENT


### Pavel Shaganenko

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.