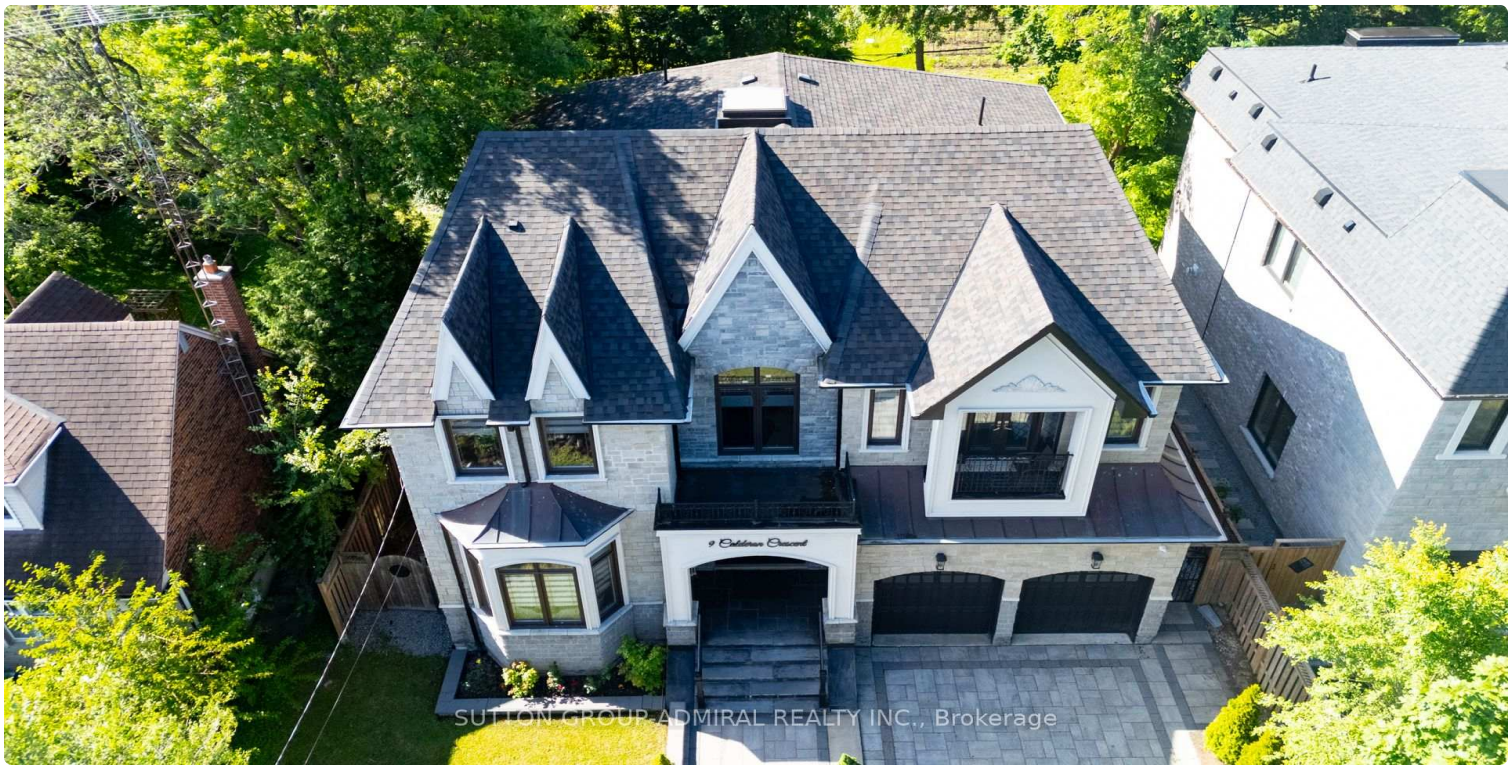


FOR SALE | DETACHED | MLS# C14152934

9 Calderon Crescent, Toronto, ON M2R 2E4

Newtonbrook West, Toronto · M2R 2E4

C$ 2,549,000

8	7	4,250	8	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A perfect blend of luxury, style, sophistication and location, this beautifully upgraded custom residence offers exceptional design and craftsmanship throughout. Ideally situated on a 61-ft-wide lot with no sidewalk, the home features a sun-filled interior, elegant principal spaces, and a thoughtfully designed layout. The main level showcases 10 ft ceilings, while the second level offers 9 ft ceilings, enhancing the sense of space and openness. A grand foyer with 19-ft ceiling height and decorative flooring sets the tone for the refined finishes found throughout, including hardwood flooring, wood-panelled feature walls, and designer coffered, drop, and waffle ceilings accented by statement lighting. The chef-inspired kitchen is appointed with Jenn-Air appliances and granite countertops, and it seamlessly connects to the formal living, dining, and family rooms, making it ideal for both everyday living and entertaining. A private home office overlooks the front yard, adding functionality and elegance. This exceptional home also includes an elevator connecting all three levels for ultimate convenience, 2 furnaces, an owned water tank, and a separate entrance to a finished basement. Too many upgrades to list-please refer to the attached schedule of improvements for full details.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

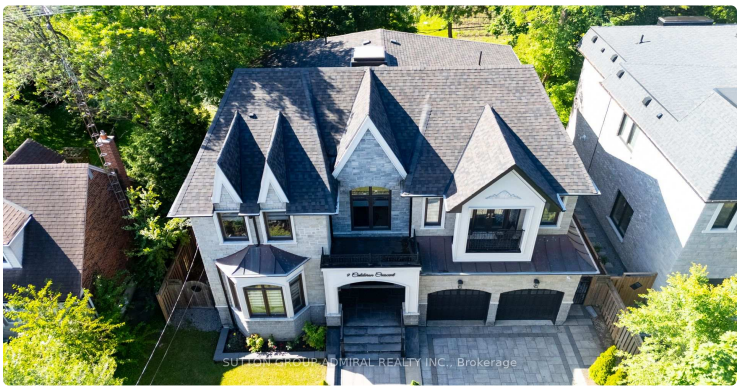
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	North
AGE	6-15 years
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	$18,023
POSTAL CODE	M2R 2E4
NEIGHBOURHOOD	Newtonbrook West

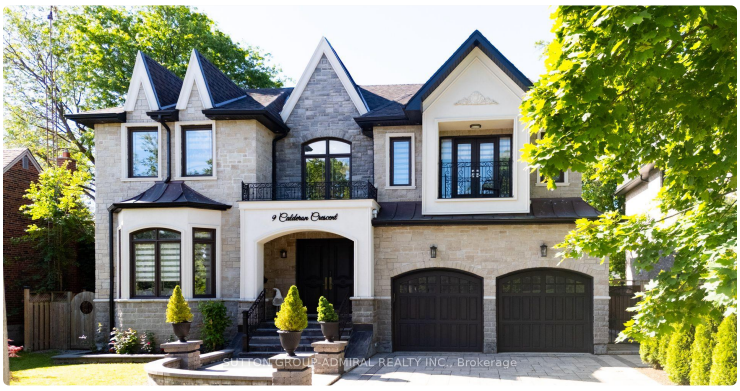
ROOM BREAKDOWN

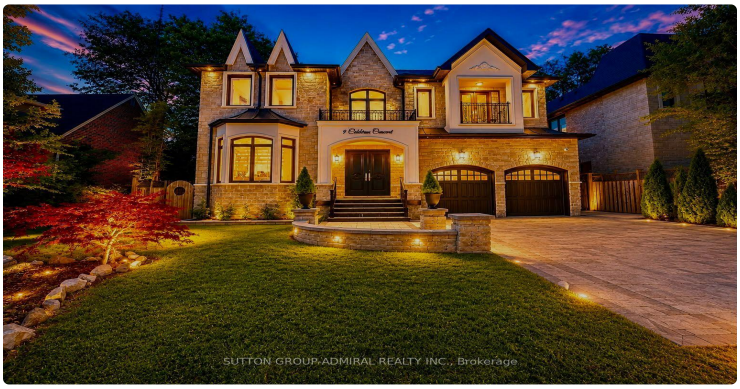
ROOM	LEVEL	DIMENSIONS	FEATURES
Library	Main	4.09 x 3.45	Hardwood Floor, B/I Bookcase, Overlooks Frontyard

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.12 x 4.06	Hardwood Floor, Coffered Ceiling(s), Wainscoting
Dining Room	Main	4.06 x 3.43	Hardwood Floor, Coffered Ceiling(s), Pot Lights
Kitchen	Main	4.75 x 3.70	Hardwood Floor, Granite Counters, B/I Appliances
Breakfast	Main	5.79 x 3.20	Hardwood Floor, W/O To Deck, Overlooks Family
Family Room	Main	5.24 x 4.42	Hardwood Floor, Gas Fireplace, Built-in Speakers
Foyer	Main	7.72 x 3.35	Porcelain Floor, Cathedral Ceiling(s), Open Concept
Primary Bedroom	Second	4.90 x 4.67	Hardwood Floor, Ensuite Bath, Closet Organizers
Bedroom 2	Second	5.36 x 3.61	Hardwood Floor, Ensuite Bath, Balcony
Bedroom 3	Second	3.91 x 3.81	Hardwood Floor, Semi Ensuite, Large Closet
Bedroom 4	Second	4.06 x 3.66	Hardwood Floor, Semi Ensuite, Large Closet
Bedroom 5	Second	3.96 x 3.76	Hardwood Floor, Ensuite Bath, Large Closet

GALLERY


SUTTON GROUP-ADMIRAL REALTY INC., Brokerage


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LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ADMIRAL REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.