

FOR SALE | ATT/ROW/TOWNHOUSE | MLS# C14157484

70 Summerhill Gardens, Toronto, ON M4T 1B4

Rosedale-Moore Park, Toronto · M4T 1B4

C$ 1,849,000

2	2	1,300	0	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set on a tree-lined Summerhill street and backing onto a lush ravine, this beautifully finished two-bedroom home offers the ease of condo living with the space, privacy and character of a house. The open main floor flows from a bright dining area overlooking the front garden to a showpiece Irpinia kitchen, with high-end appliances, an oversized waterfall-marble island and generous work surfaces for both weeknight cooking and entertaining. A dramatic white-granite feature wall carries through the home. Step down into the rear living room, anchored by a fireplace and custom millwork, then out to a spacious deck with peaceful ravine views in every season. Upstairs, two calm bedrooms have a boutique-hotel feel. The rear primary retreat enjoys treetop ravine views, custom built-ins, a walk-in closet and access to a spa-like 5-piece semi-ensuite. The front bedroom has west-facing windows over Summerhill Gardens, a built-in desk and a closet, so it works well as a guest room or home office. The fully excavated lower level adapts to how you live: family room, office or gym, with a 3-piece bath and laundry. It has a front walkout and radiant heated floors that extend outdoors to the concrete surfaces, which is especially welcome come winter. Out back, a private, maintenance-free garden creates a true urban sanctuary. This turnkey home is ideal for professionals or downsizers who want a polished, low-maintenance residence steps from the subway, ravine trails, and Summerhill's best shops and cafés.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
ANNUAL TAX	$10,911
POSTAL CODE	M4T 1B4
NEIGHBOURHOOD	Rosedale-Moore Park

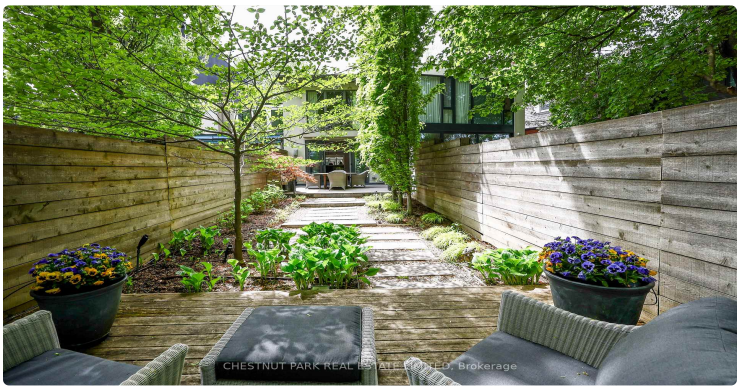
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Floating Stairs, Recessed Lighting

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Open Concept, Overlooks Frontyard
Kitchen	Main	—	Stainless Steel Appl, Centre Island, Marble Counter
Living Room	Main	—	Sunken Room, Fireplace, W/O To Deck
Primary Bedroom	Second	—	B/I Closet, Walk-In Closet(s), Overlooks Ravine
Bathroom	Second	—	Semi Ensuite, 5 Pc Bath, Soaking Tub
Bedroom 2	Second	—	B/I Closet, B/I Desk, Overlooks Frontyard
Family Room	Lower	—	W/O To Yard, Heated Floor, 3 Pc Bath
Laundry	Lower	—	B/I Shelves, Heated Floor, Backsplash

GALLERY




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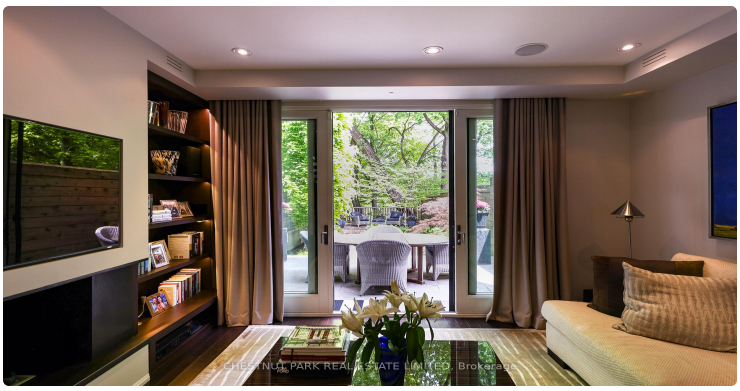

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LISTING AGENT

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Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.