



FOR SALE

DETACHED

MLS# E13669668

62 Ardgowan Crescent, Toronto, ON M1V 1B3

Agincourt North, Toronto · M1V 1B3

C\$ 930,000

6	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Pride Of Ownership Shines In This Well-Maintained Bungalow Nestled In The Desirable Agincourt North Community Of Scarborough! Offering Exceptional Flexibility For Families, Multi-Generational Living Or Future Investment Potential, This Home Features A Thoughtfully Designed Layout With A Spacious Main Floor(1268 Sf) And A Fully Finished Basement.**The Main Flr Was Originally Designed As A 3-Bedroom Layout. The Owner Has Combined Two Bedrooms To Create One Generous Primary Bedroom With Its Own Convenient 2-Piece Ensuite, While The Space Can Easily Be Converted Back To A 3-Bedroom Configuration To Suit Your Needs***. The Main Level Also Features A Spacious Living Room, Formal Dining Room With Sliding Door Walk-Out To The Private Backyard, A Bright Eat-In Kitchen With Breakfast Bar, **A Side Door From The Kitchen Provides Direct Access To The Basement And Offers Excellent Potential To Create A Separate Basement Entrance** And A Well-Appointed 4-Piece Bathroom Featuring Both A Soaker Tub And Separate Glass-Enclosed Shower. The Finished Basement Provides Incredible Additional Living Space, Featuring A Spacious Recreation Room With A Cozy Wood-Burning Fireplace, A Bar Area Perfect For Entertaining, Three Bedrooms, All With Windows, And A 3-Piece Bathroom. The Flexible Lower-Level Layout Offers Excellent Potential For Extended Family, Guests, A Home Office Or Additional Living Space.Step Outside To Enjoy The Private, Fully Fenced Backyard With An In-Ground Swimming Pool-An Ideal Setting For Summer Gatherings, Family Fun And Relaxing Evenings. This Property Combines Comfort, Functionality And Outstanding Future Potential In A Well-Established Neighbourhood.Conveniently Located Close To Woodside Square, Chartwell Shopping Centre, TTC, Parks, Library, Restaurants, Supermarkets, Schools, Scarborough Town Centre, And Major Highways Including Hwy 401. A Wonderful Opportunity To Own A Spacious And Versatile Bungalow In A Highly Sought-After Scarborough Community!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

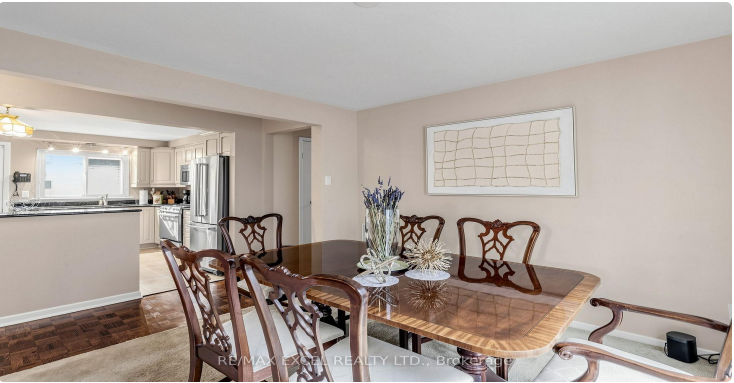
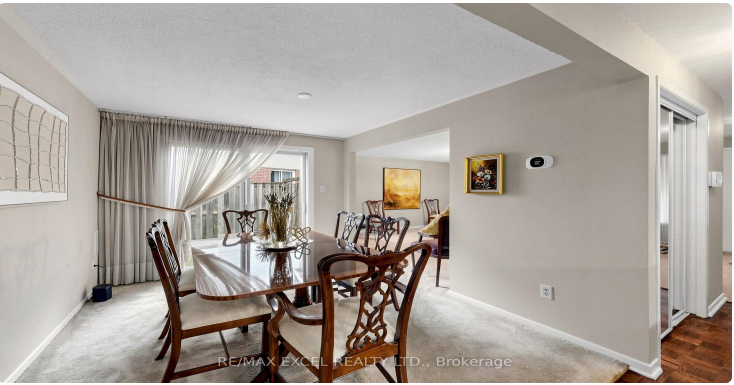
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,962
POSTAL CODE	M1V 1B3
NEIGHBOURHOOD	Agincourt North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Broadloom, Large Window, Combined w/Dining
Dining Room	Main	—	W/O To Yard, Combined w/Living, Window
Kitchen	Main	—	Centre Island, Granite Counters, Side Door
Primary Bedroom	Main	—	2 Pc Ensuite, W/O To Yard, Parquet
Bedroom 2	Main	—	Closet, Window, Broadloom
Family Room	Basement	—	Fireplace, Wet Bar, 3 Pc Bath
Bedroom 3	Basement	—	Picture Window
Bedroom 4	Basement	—	Double Closet, Window
Bedroom 5	Basement	—	Window, Combined w/Laundry

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX EXCEL REALTY LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.