



FOR SALE

DETACHED

MLS# E13762466

117 Clappison Boulevard, Toronto, ON M1C 2H3

Centennial Scarborough, Toronto · M1C 2H3

C\$ 979,800

3	3	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 117 Clappison Blvd - a beautifully updated 4-level backsplit in the heart of sought-after Centennial Scarborough! This move-in ready home offers the perfect combination of style, space, and an unbeatable location. Featuring 3 spacious bedrooms, 2 updated bathrooms, gorgeous hardwood flooring, and a bright open-concept layout, it's ideal for families and entertainers alike. The renovated kitchen is the heart of the home, complete with quartz countertops, stainless steel appliances, and ample workspace overlooking the family room. Cozy up by the charming wood-burning fireplace or unwind in the spacious family room. The fully finished basement with wet bar provides the perfect space for movie nights, entertaining, a games room, gym space or potential in-law accommodations, with space available to add an additional full bathroom if desired. Step outside to your own private backyard oasis! Designed for entertaining, this incredible outdoor retreat features multiple seating and entertaining areas, a walkout from the dining room to the deck, and a stunning heated in-ground pool that will have you enjoying summers at home. Whether you're hosting family BBQs or relaxing poolside, this backyard is sure to impress. Location truly sets this home apart! Enjoy an exceptional walkable lifestyle with TTC, shopping, restaurants, parks, and everyday amenities just steps away. (1min walk TTC 11Min walk to Rouge Go/Lake Ontario/6min walk to Ravine park plaza). You're only minutes to Rouge GO Station, making commuting a breeze, while Lake Ontario, Rouge Beach, the Waterfront Trail, Charlottetown Park, the Toronto Zoo, UTSC, excellent schools, and Highway 401 are all just moments away. This is the turnkey family home you've been waiting for-simply move in and start enjoying everything this incredible home and neighbourhood have to offer! Tons of upgrades (windows doors, roof+++) A Home Inspection is available upon request. Some Images AI enhanced

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Lake/Pond
- ✓ Beach
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Library

PROPERTY DETAILS

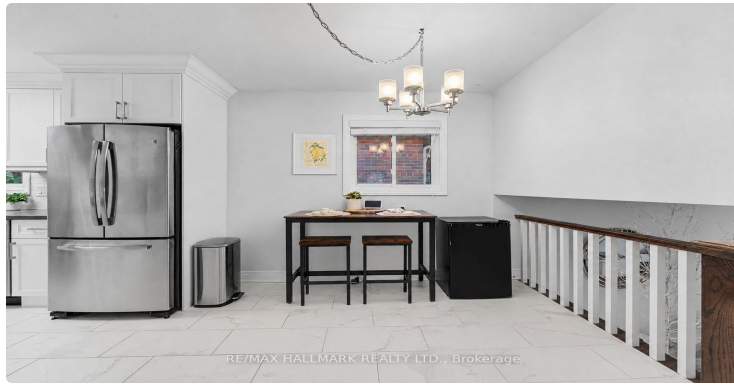
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,396
POSTAL CODE	M1C 2H3
NEIGHBOURHOOD	Centennial Scarborough

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	—	Hardwood Floor, His and Hers Closets, Overlooks Backyard
Bedroom 2	Upper	—	Hardwood Floor, Closet, Overlooks Backyard
Kitchen	Main	—	Quartz Counter, Stainless Steel Appl, Tile Floor
Breakfast	Main	—	Tile Floor, Overlooks Family, Combined w/Kitchen
Dining Room	Main	—	Hardwood Floor, Walk-Out, Combined w/Living
Family Room	In Between	—	Hardwood Floor, Overlooks Backyard
Bedroom 3	In Between	—	Hardwood Floor, Closet, Overlooks Backyard
Recreation	Basement	—	Wet Bar, Vinyl Floor, Pot Lights
Laundry	Basement	—	Separate Shower, Laundry Sink
Office	Basement	—	Window

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.