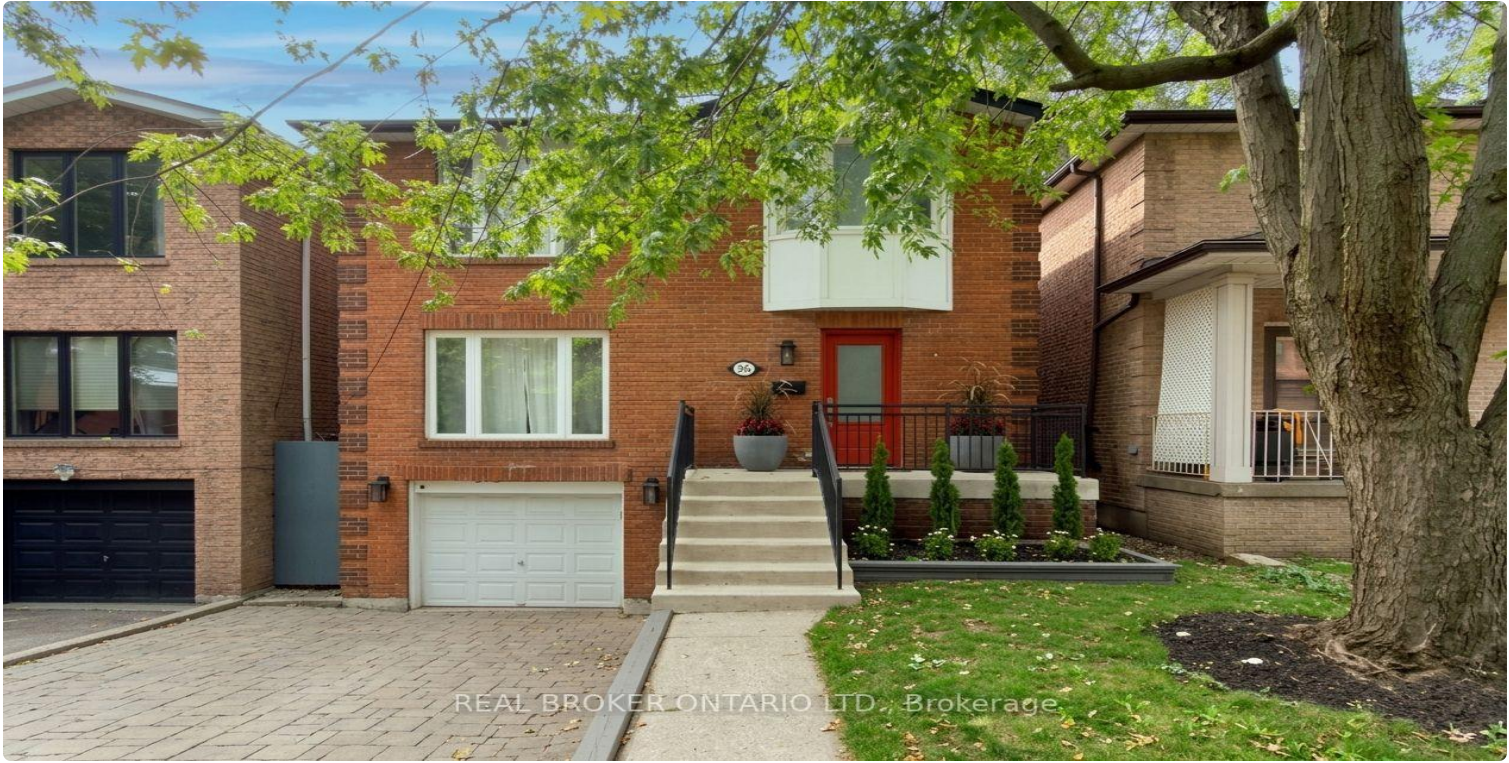




FOR SALE

DETACHED

MLS# E13788460

276 Gowan Avenue, Toronto, ON M4J 2K6

Danforth Village-East York, Toronto · M4J 2K6

C\$ 1,325,000

3	3	1,750	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Gorgeous on Gowan - your opportunity for a life well-placed in the heart of East York. Step inside this fully updated 3-bedroom, 3-bathroom all-brick detached home and the care is immediately apparent: light-filled principal rooms flow seamlessly for living and entertaining, anchored by a fireplace, custom built-ins and a main-floor powder room, a rarity in the area. The kitchen shines with a stylish backsplash and modern appliances, while updated bathrooms offer heated floors, and a skylight floors the stairwell with warm light. Extensive upgrades - roof, flooring, baseboards, and staircase - round out the interior. Downstairs you'll find a fully renovated basement that adds valuable extra living space. Beyond the front door lies one of East York's most beloved family communities - tree-lined, low-traffic, and known for its warmth and safety. Kids walk to Chester Elementary, Westwood Middle School, and East York Collegiate, while evenings bring street hockey and neighbours who know each other by name. Enjoy a freshly landscaped, fully fenced backyard with deck, plus an attached garage with additional parking/storage. Steps to transit and parks, minutes to the Danforth and downtown - this turnkey home offers the best of connected, family-friendly living. This home is the next step for your family.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Public Transit

PROPERTY DETAILS

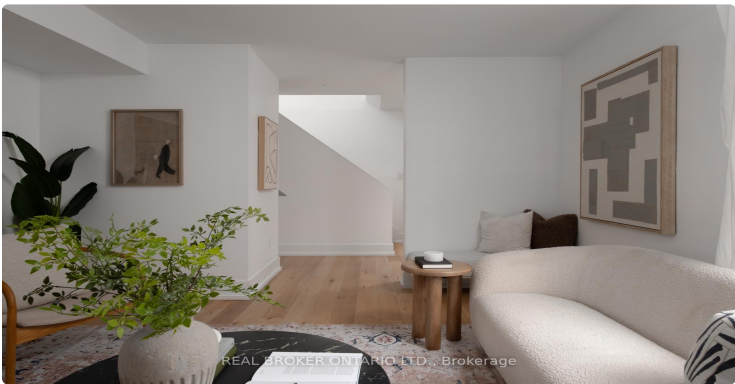
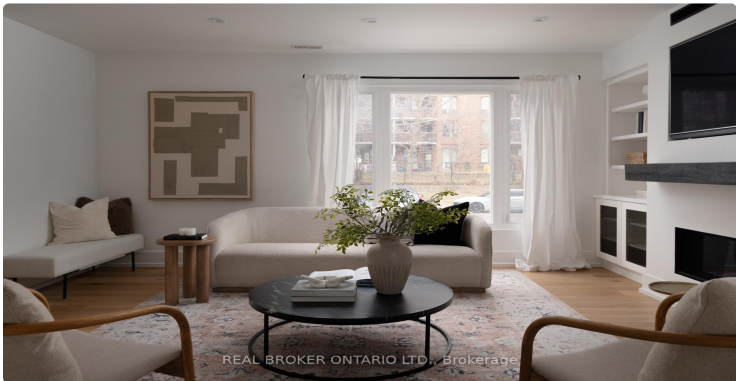
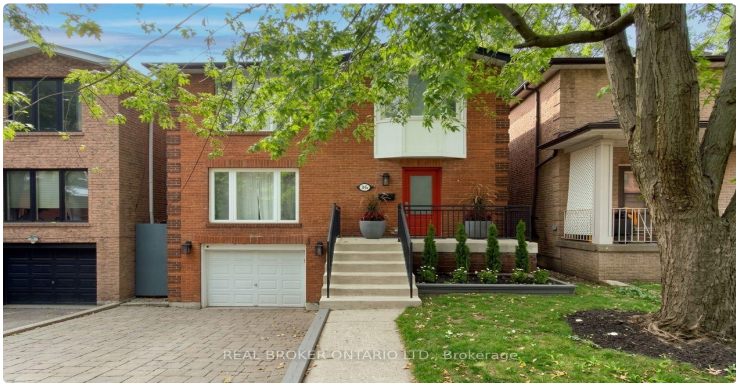
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	16-30 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,867
POSTAL CODE	M4J 2K6
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.99 x 4.88	Hardwood Floor, Crown Moulding, Parquet

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.35 x 3.36	Hardwood Floor, Crown Moulding, Parquet
Kitchen	Main	3.35 x 3.99	Quartz Counter, Ceramic Floor, Stainless Steel Appl
Foyer	Main	3.96 x 4.72	Hardwood Floor
Primary Bedroom	Second	3.43 x 3.63	Hardwood Floor
Bedroom 2	Second	2.36 x 3.18	Hardwood Floor
Bedroom 3	Second	7.26 x 3.81	—
Recreation	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.