



FOR SALE

DETACHED

MLS# E13825316

96 Squires Avenue, Toronto, ON M4B 2S1

O'Connor-Parkview, Toronto · M4B 2S1

C\$ 2,299,000

6	5	2,750	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Looking for more space without settling for a cookie-cutter home? This exceptional 4+2 bedroom residence offers striking architecture, clean modern design, and incredible flexibility for growing or multi-generational families. Unique "wow" features are found throughout, including a stunning interior courtyard that visually connects multiple rooms through walls of glass while filling the home with natural light deep to the core. Soaring ceilings and floor-to-ceiling windows create bright, airy living spaces that feel both impressive and inviting. Positioned on an elevated street, the home enjoys beautiful treetop views along with rare CN Tower and downtown skyline vistas, creating a sense of openness seldom found in the city. Designed as a true forever home, accessibility was thoughtfully incorporated from the start. Enjoy step-free access from the front entrance and a private elevator serving all three levels, making daily living easier for every stage of life. The versatile main-floor office, surrounded by floor-to-ceiling windows, is ideal for working from home, a separate family room, or a bedroom for aging parents. The lower level offers outstanding income or multi-generational living potential with a private entrance, 2 bedrooms, bathroom, kitchen rough-in, and large open-concept space ready to become a self-contained in-law suite or mortgage helper. A rare bonus room beneath the garage provides valuable extra space for a media room, gym, playroom, workshop, or the ultimate Costco storage room. The attached garage offers direct access to the home, making grocery runs and unloading kids a breeze. Located in a highly desirable family-friendly neighbourhood close to parks, schools, transit, and everyday amenities, this is a rare opportunity to own a home that combines architectural interest, practical family living, accessibility, and long-term flexibility. A truly unique home designed to grow with your family for years to come. **OPEN HOUSE WED OCT 7, 11AM-2PM**

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Clear View
- ✓ Hospital
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

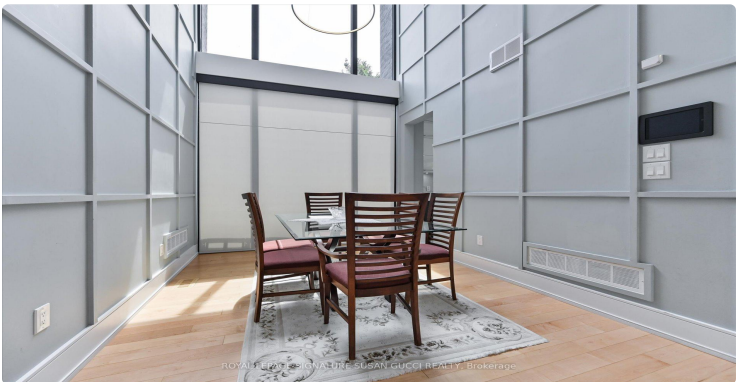
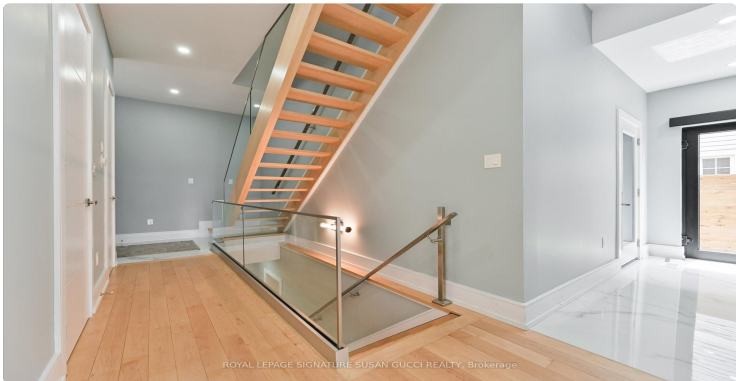
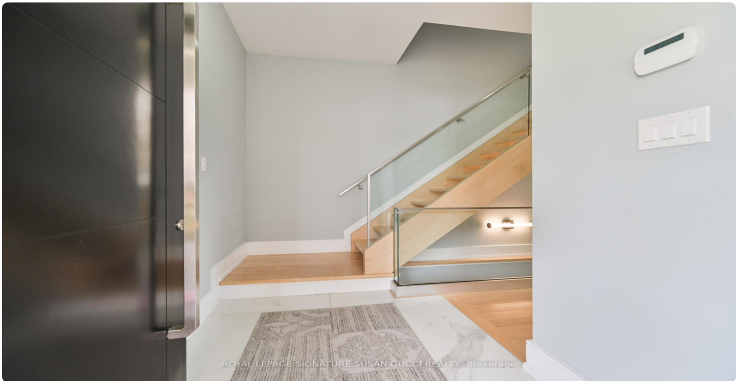
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Full
FACING	West
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,299
POSTAL CODE	M4B 2S1
NEIGHBOURHOOD	O'Connor-Parkview

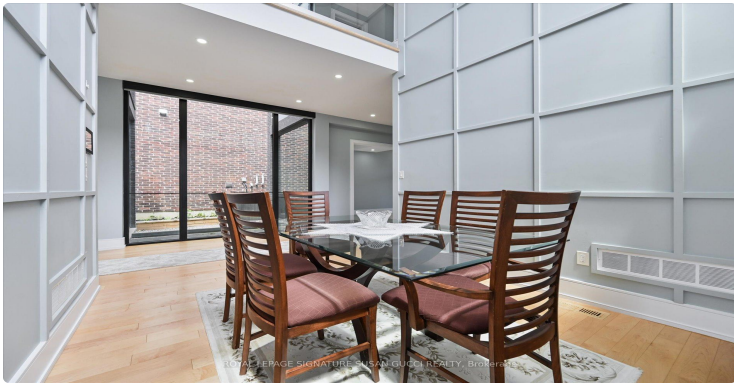
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 5	Basement	—	Hardwood Floor, Window
Bedroom	Basement	—	Hardwood Floor, Window, 3 Pc Ensuite
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Window, Semi Ensuite
Recreation	Basement	—	Hardwood Floor, W/O To Yard, Pot Lights
Living Room	Main	—	Hardwood Floor, W/O To Deck, Pot Lights
Bedroom 3	Second	—	Hardwood Floor, Window, Semi Ensuite
Dining Room	Main	—	Hardwood Floor, Vaulted Ceiling(s)
Family Room	Main	—	Hardwood Floor, Window, Pot Lights
Bedroom 4	Second	—	Hardwood Floor, W/O To Balcony, 3 Pc Ensuite

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Tile Floor, Window, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY

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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.