



FOR SALE SEMI-DETACHED MLS# E13874478

74 Mourning Dove Crescent, Toronto, ON M1B 6A8

Malvern, Toronto · M1B 6A8

C\$ 949,000

9	5	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location matters! Semi-detached two storey 7+2 Bedroom 5 Bathroom Home in a fantastic Malvern location. Finished walkout Basement with separate entrance (currently collecting \$1,500 per month). Main floor family room was converted to bed room can be easily converted back to family room. Garage is converted to another separate unit can be converted back to garage (currently collecting \$1,190 per month plus \$2,400 from main floor). Total rent collecting \$5,090 plus Owner living in the 2nd floor. Close To All Amenities. Hwy 401, Ttc, Bus Stop, Shopping Mall, Supermarket, Enjoy Well-Know Park nearby, U Of T In Scarborough, Centennial College, Hospital, Pan Am Are Nearby. Seller or agent do not warrant retrofit status of the rental apartment. If the New Owner requires, The Current Owner can Convert the house back to single family unit on or before Closing. Don't Miss This Incredible Opportunity To Own A Move-In Ready Home In A Convenient Location! Seller will welcome pre-emptive offer if any. Some of the pictures are old*** Serious Buyers Only***

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ School
- ✓ Clear View

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,143
POSTAL CODE	M1B 6A8
NEIGHBOURHOOD	Malvern

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor

74 Mourning Dove Crescent, Toronto, ON M1B 6A8

RE/MAX ACE REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Other	Main	—	Parquet
Kitchen	Main	—	Ceramic Floor, Modern Kitchen
Bedroom	Second	—	Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s)
Bedroom 2	Second	—	Closet
Bedroom 3	Second	—	Closet
Bedroom 4	Second	—	Closet
Bedroom	Basement	—	—
Bedroom	Basement	—	—
Family Room	Basement	—	—
Kitchen	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ACE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.