



FOR SALE

DETACHED

MLS# E13876736

540B Pharmacy Avenue, Toronto, ON M1L 3G6

Clairlea-Birchmount, Toronto · M1L 3G6

C\$ 1,499,000

6	5	2,750	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome home to 540B Pharmacy Avenue, a contemporary detached home in Clairlea where striking architecture meets thoughtful everyday living. This 4+2 level bed, 5 bath home offers over 2600sf of above grade living area providing ample living space for a growing family, while a finished legal basement with its own entrance, kitchen and laundry adds flexibility for rental income. An interlocking driveway, built-in garage and glass-railed balcony create an impressive arrival, while warm wood flooring, expansive windows and an open-riser staircase with glass railings bring a light, modern feel indoors. The main living and dining spaces offer an inviting setting for entertaining, with 10' ceilings, pot lights and custom shutters. At the heart of the home, a beautifully appointed kitchen features sleek white cabinetry, an oversized waterfall island, pendant lighting and premium Samsung appliances. Sliding doors open to a generous rear deck with stairs to the backyard, making outdoor dining and summer gatherings a natural extension of the kitchen. Upstairs, skylights brighten the hallway, while the primary retreat offers a walk-in closet, private rear balcony and a spa-inspired four-piece ensuite with a freestanding tub and separate glass shower. Three additional good size bedrooms, two additional bathrooms including a Jack and Jill, a second balcony and convenient upper-level laundry complete the 2nd floor. The finished Legal basement with separate entrance adds valuable flexibility. A second kitchen, three-piece bathroom, its own laundry and two additional bedrooms making this space perfect for extended family or as great rental income (Currently rented at \$1950/month). With schools, parks and shopping nearby, plus TTC service along Pharmacy Avenue connecting to Victoria Park Station, this home brings together contemporary style, outdoor space and everyday convenience.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ School
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Park
- ✓ Fenced Yard
- ✓ Ravine
- ✓ New Build

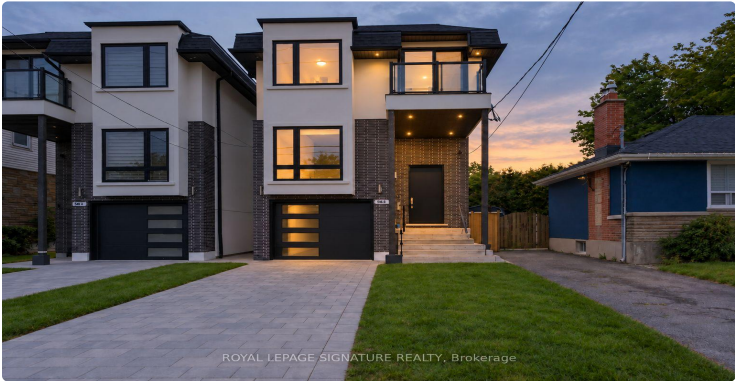
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Apartment
FACING	West
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,621
POSTAL CODE	M1L 3G6
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, Double Closet, 2 Pc Bath
Foyer	Main	—	Double Closet
Living Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Dining Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Kitchen	Main	—	Centre Island, Quartz Counter, Breakfast Area
Breakfast	Main	—	Combined w/Kitchen, Hardwood Floor, W/O To Deck
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	Semi Ensuite, B/I Closet, Large Window
Bedroom 3	Second	—	Semi Ensuite, B/I Closet, Large Window
Bedroom 4	Second	—	3 Pc Bath, Closet, Pot Lights
Laundry	Second	—	—
Bedroom	Basement	—	Above Grade Window, Large Closet, Laminate
Bedroom	Basement	—	Laminate, LED Lighting, W/O To Yard
Recreation	Basement	—	Above Grade Window, Open Concept, LED Lighting
Bedroom	Basement	—	B/I Shelves, Pot Lights, Above Grade Window
Kitchen	Basement	—	Quartz Counter, Stainless Steel Appl, Open Concept
Bedroom	Basement	—	Closet, Pot Lights, Above Grade Window
Laundry	Upper	—	Porcelain Floor
Bathroom	Basement	—	3 Pc Bath, Quartz Counter
Dining Room	Basement	—	Pot Lights, Carpet Free, Above Grade Window
Kitchen	Basement	—	Quartz Counter, Pot Lights, Above Grade Window
Laundry	Basement	—	Separate Room
Powder Room	Main	—	—

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.