



FOR LEASE

DETACHED

MLS# E14092160

# 44 Marydon Crescent, Toronto, ON M1S 2H1

Agincourt South-Malvern West, Toronto · M1S 2H1

C\$ 3,100/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 4        | 2         | 1,750 | 3       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

UPPER UNIT - Welcome To Versatility And Comfort! This Detached 3+1 Bedroom Family Home In The Prestigious Agincourt Area Is Situated In A Large Private Corner Lot. It Is Walking Distance To Agincourt C.I. - A TOP RANK HIGH SCHOOL. This Stunning Home Features Multiple Living Areas, Including An Oversized Family Room & A Flexible Office Space That Could Easily Double As A Main Floor Bedroom. This Home Is Adorned With Abundant NEW ENERGY EFFICIENT WINDOWS, Allowing For Lots of Natural Light, While Pot Lights Illuminate The Space, Creating A Warm And Welcoming Ambiance Day Or Night. Kitchen Has Been Updated With New Counter Tops, Fridge, Stove, Dishwasher & Range Hood. Tenants Will Have Exclusive Use Of Washer & Dryer With Ample Storage Space. Walls Have Been Recently Painted. This Home Is In A Convenient Location By Schools, Shops, Highway, TTC & Agincourt GO Station.

## FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ School
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Park

## PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Detached                     |
| LISTING STATUS | For Lease                    |
| STYLE          | 2-Storey                     |
| PROPERTY TYPE  | Detached                     |
| FACING         | West                         |
| AREA RANGE     | 1500-2000 sqft               |
| PARKING        | 3 spaces                     |
| POSTAL CODE    | M1S 2H1                      |
| NEIGHBOURHOOD  | Agincourt South-Malvern West |

# ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                     |
|-------------|--------|------------|----------------------------------------------|
| Living Room | Main   | —          | Combined w/Dining, Fireplace, Window         |
| Office      | Main   | —          | Pot Lights, Large Window                     |
| Family Room | Main   | —          | Bay Window, 2 Pc Bath, Pot Lights            |
| Kitchen     | Main   | —          | Stainless Steel Appl, Stone Counters, Window |
| Bedroom     | Second | —          | —                                            |
| Bedroom 2   | Second | —          | —                                            |

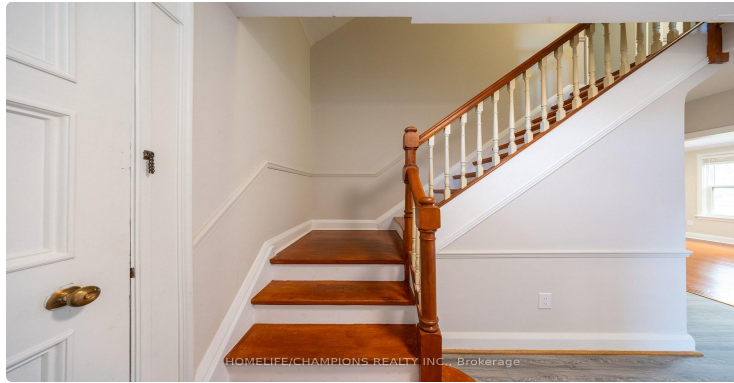
44 Marydon Crescent, Toronto, ON M1S 2H1

HOMELIFE/CHAMPIONS REALTY INC.

| ROOM      | LEVEL  | DIMENSIONS | FEATURES |
|-----------|--------|------------|----------|
| Bedroom 3 | Second | —          | —        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

HOMELIFE/CHAMPIONS REALTY INC.

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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.