



FOR SALE

SEMI-DETACHED

MLS# E14106532

44 Baltic Avenue, Toronto, ON M4J 1S2

Danforth, Toronto · M4J 1S2

C\$ 925,000

3	2	900	0	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 44 Baltic Avenue, a semi-detached home in Toronto's sought-after Danforth neighbourhood. Ideally located within walking distance of Donlands Subway Station on the TTC Bloor-Danforth line, and steps from the shops, restaurants, cafes and everyday amenities along Danforth Avenue. Situated on a 15 x 125 ft lot, this home offers 1,085 sq ft of above-grade living space and 520 sq ft of basement area, as per MPAC. Features include high ceilings, smooth ceilings throughout the entire home and hardwood floors throughout the main floor living areas. The main floor features a living and dining area with an open-concept layout, while the separate galley kitchen offers a skylight, stainless steel appliances, direct access to the backyard deck and laundry area at the rear. The second floor features two bedrooms and a 3-piece bathroom. The fully finished basement features its own entrance and a bachelor-style layout with a kitchen, existing appliances, washer and dryer, pot lights throughout, and a 3-piece bathroom with a glass-enclosed stand-up shower. This additional living space offers flexibility for extended family, guests, a dedicated home office or potential rental income, subject to applicable approvals. Additional features include a Carrier high-efficiency furnace installed in 2014, central air conditioning installed in 2014, a 200-amp electrical panel and a shingle roof completed in 2018. An opportunity for buyers seeking a Danforth semi-detached home with a finished basement, extended backyard and convenient access to Toronto transit, shopping and dining. Residential street parking permits may be available through the City of Toronto, subject to eligibility and availability. For the full online experience, please click the virtual tour link. Floor plans: Photo #38

FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School

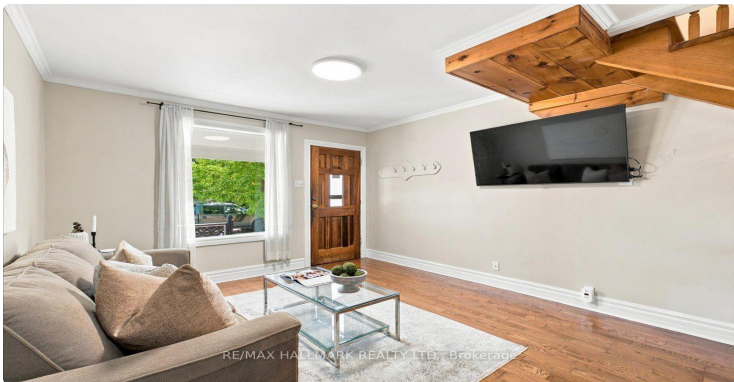
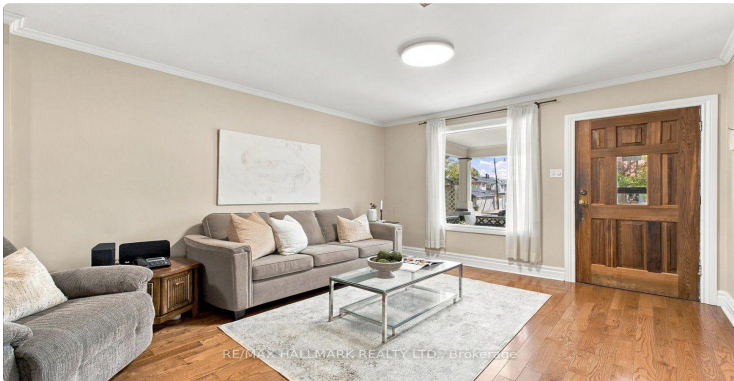
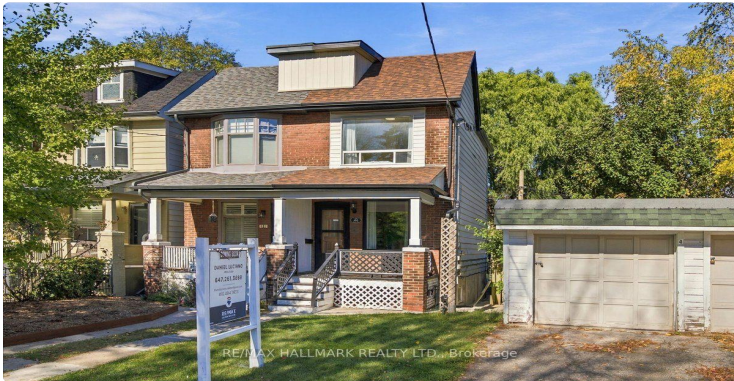
PROPERTY DETAILS

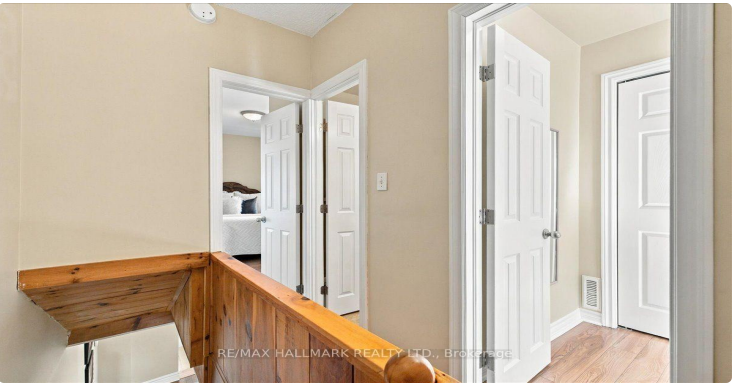
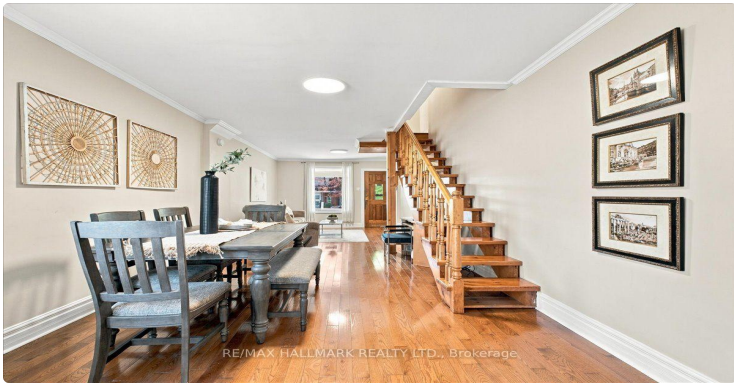
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance, Walk-Up
FACING	North
AGE	100+ years
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$5,765
POSTAL CODE	M4J 1S2
NEIGHBOURHOOD	Danforth

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Skylight, Window
Bedroom	Second	—	Closet, Large Window
Bedroom 2	Second	—	Large Window, Closet
Bathroom	Second	—	3 Pc Bath
Kitchen	Basement	—	Tile Floor, Pantry
Living Room	Basement	—	Vinyl Floor, Window
Bedroom	Basement	—	Vinyl Floor
Bathroom	Basement	—	Combined w/Laundry, Tile Floor, 3 Pc Bath
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

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.