



Century 21 Signature Service, Brokerage

FOR SALE

DETACHED

MLS# E14135144

# 15 Ivy Green Crescent, Toronto, ON M1G 2Z2

Morningside, Toronto · M1G 2Z2

C\$ 979,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 1,750 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 15 Ivy Green Crescent, a charming and meticulously maintained 2-storey detached home offering over 2,000 sq. ft. of warm, light-filled living space in Scarborough's highly sought after Curran Hall neighbourhood. From the moment you step inside, elegant arched entryways lead you through a thoughtful main floor layout featuring gleaming hardwood flooring throughout. The open concept dining area creates an inviting backdrop for family dinners and effortless entertaining. Downstairs, the fully finished basement serves as the ultimate cozy retreat, complete with a brick fireplace perfect for relaxing evenings in. With 4 spacious bedrooms and 4 bathrooms, this home delivers the perfect blend of room to grow and functional everyday comfort. Set on a quiet, tree lined crescent known for its warm and welcoming neighbours, this location is an absolute dream for outdoor enthusiasts and commuters alike. Enjoy serene morning walks along nearby Curran Hall Ravine and Botany Hill Park, both just steps away. Daily travel is a breeze with a TTC bus stop just a 5 minute walk from your front door, quick access to Highway 401, and an 8 minute drive to Guildwood GO Station for a seamless trip downtown. A true sanctuary where comfort meets convenience, come experience the warmth of 15 Ivy Green Crescent for yourself!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | North          |
| AREA RANGE     | 1500-2000 sqft |
| PARKING        | 2 spaces       |
| ANNUAL TAX     | \$4,013        |
| POSTAL CODE    | M1G 2Z2        |
| NEIGHBOURHOOD  | Morningside    |

## ROOM BREAKDOWN

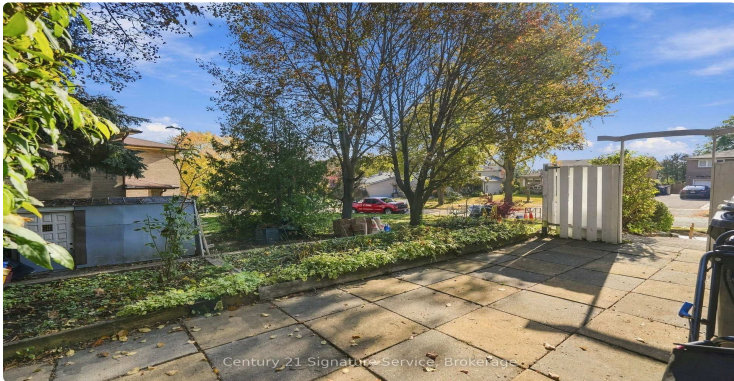
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                      |
|-------------|-------|------------|-----------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Separate Room, Picture Window |
| Dining Room | Main  | —          | Hardwood Floor, Open Concept, Picture Window  |

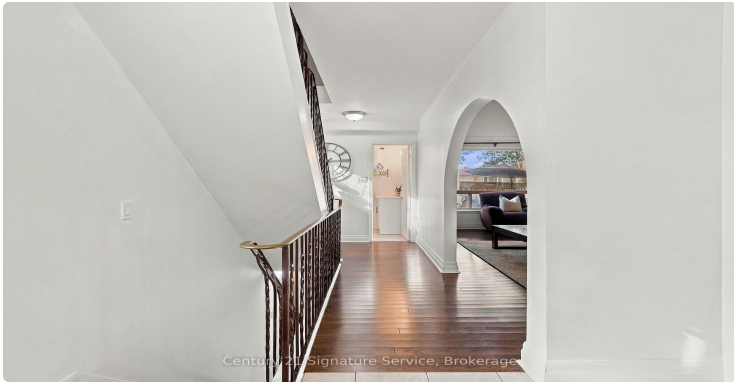
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| ROOM            | LEVEL | DIMENSIONS | FEATURES                      |
|-----------------|-------|------------|-------------------------------|
| Kitchen         | Main  | —          | Ceramic Floor, Eat-in Kitchen |
| Primary Bedroom | Upper | —          | —                             |
| Bedroom 2       | Upper | —          | Hardwood Floor                |
| Bedroom 3       | Upper | —          | Hardwood Floor                |
| Bedroom 4       | Upper | —          | Hardwood Floor                |
| Bedroom         | Lower | —          | Laminate                      |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

CENTURY 21 SIGNATURE SERVICE

**Email:** pshaganenko@gmail.com

Prepared for you on October 31, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.