



SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage

FOR SALE

ATT/ROW/TOWNHOUSE

MLS# W13225242

27 Thomas Mulholland Drive, Toronto, ON M3K 0A8

Downsview-Roding-CFB, Toronto · M3K 0A8

C\$ 928,000

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

ABOUT THIS PROPERTY

Discover a contemporary freehold townhome encompasses near 2,000 SF of sophisticated living space across all four storey. The residence seamlessly integrates indoor and outdoor domains via expansive picture windows and an open plan. Walk out private backyard connects to a landscaped common courtyard, while two extensive rooftop terraces offer panoramic north and south views of magnificent complex & treetops. Daily convenience is maximized by a private built-in garage and safely monitored underground visitor parkings. The carpet-free interior features refined oak staircases, premium Pewter Oak laminate, and light-beige tile flooring. An epicurean kitchen boasts upgraded quartz surfaces, a premium gas range, stainless steel appliances, and a versatile, movable central island. The highly functional 3+1 layout optimizes spatial privacy. The entire third floor comprises a luxurious primary retreat with filmed windows, walk-in closet, and a spa-like ensuite featuring glass shower and B/I soaker tub. 2nd and 3rd bedrooms perfectly split for optimal acoustics and unobstructed vistas. The lower level provides a versatile flex space for office or workstation use, complete with a built-in bench, guest powder, mirror wardrobe and dedicated under-stair storage. Positioned in an elite location, the property is steps from the 291-hectare Downsview Park and the 4.4-acre Stanley Green urban park. Premier recreational facilities incl children's playgrounds, a dog park, skatepark, basketball and tennis court, skating ring, sports fields, lake scenery, hilltop views, circuit and bicycle trails, sculptural seating, awarded public art, arenas and musical concert pavilions. Transit connectivity is exceptional via the Downsview Park TTC Subway & GO Station and community shuttle services. Highway 401, Yorkdale Shopping Centre, Costco, and Humber River Hospital are all reachable within minutes. Welcome to cherish this affordable luxury in the Park! (Curated furnishings are negotiable.)

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Clear View
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

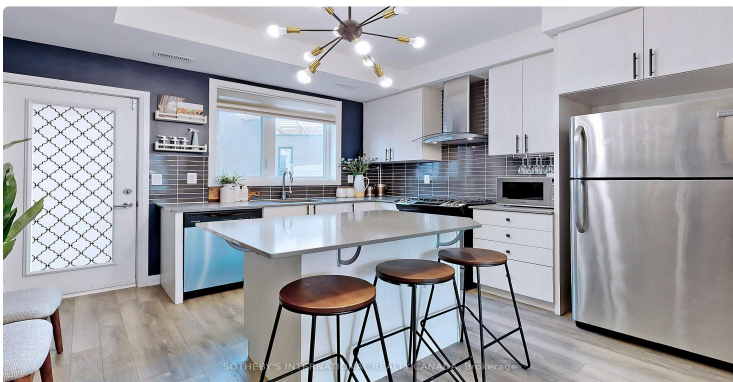
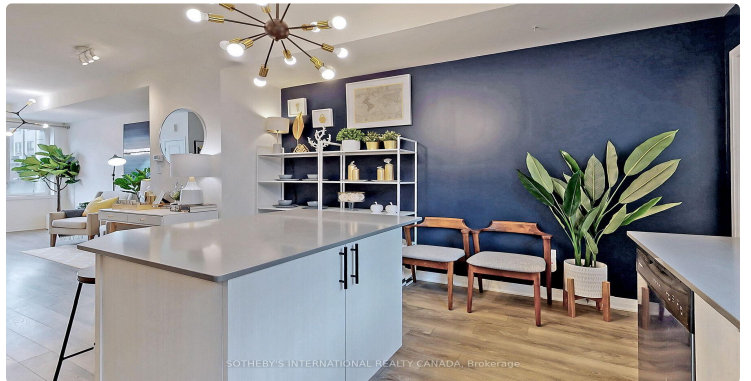
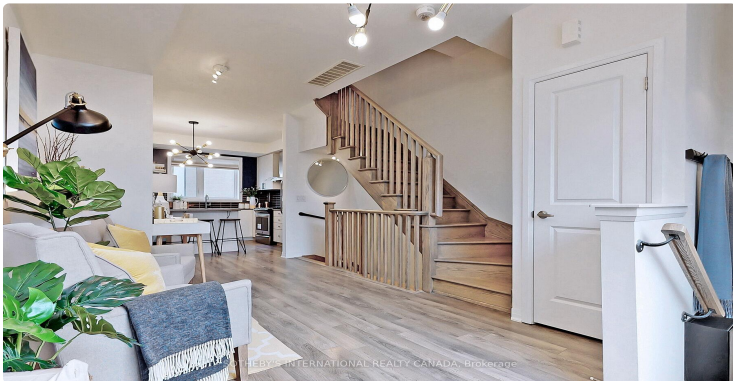
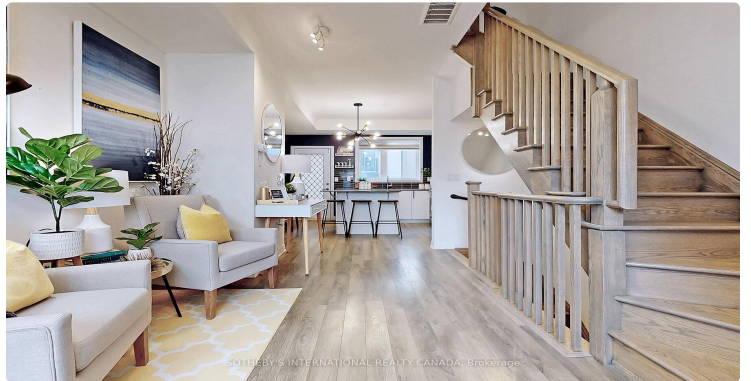
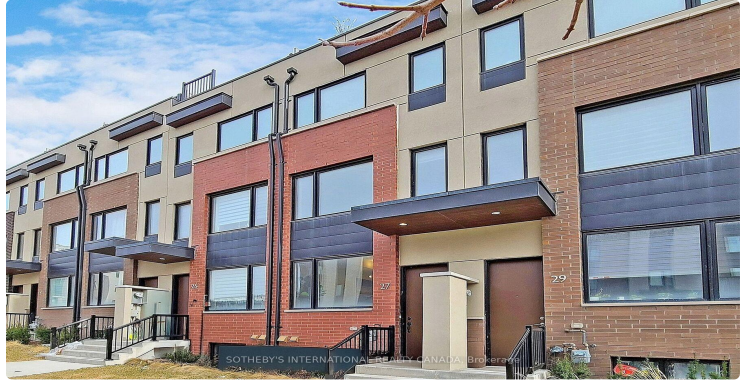
PROPERTY DETAILS

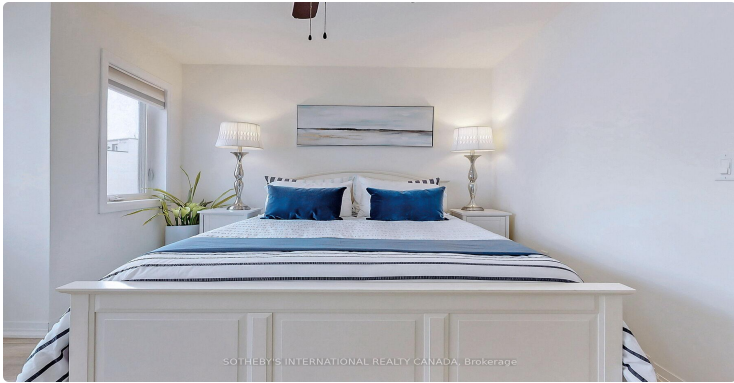
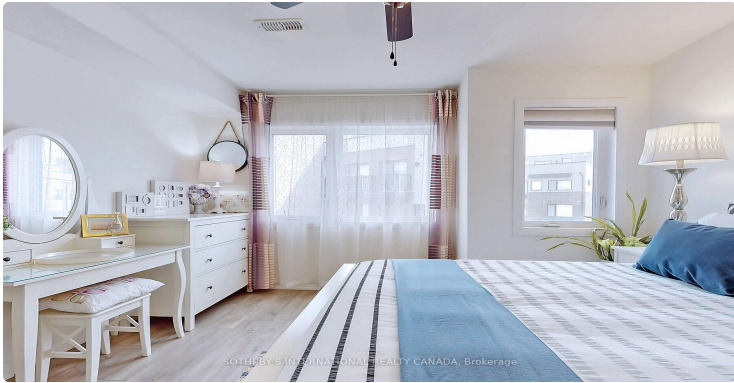
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,163
POSTAL CODE	M3K 0A8
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.74 x 2.62	Laminate, Combined w/Family, LED Lighting
Family Room	Main	3.74 x 2.62	Laminate, Overlooks Frontyard, Large Window
Dining Room	Main	2.86 x 2.45	Laminate, Overlooks Garden, Track Lighting
Kitchen	Main	3.97 x 2.45	Modern Kitchen, Stainless Steel Appl, Large Window
Breakfast	Main	3.97 x 2.45	Combined w/Kitchen, W/O To Garden, Granite Counters
Bedroom 2	Second	3.75 x 3.04	Laminate, Mirrored Closet, Large Window
Bedroom 3	Second	2.96 x 2.63	Laminate, Walk-In Closet(s), Picture Window
Primary Bedroom	Third	4.11 x 3.90	Laminate, Walk-In Closet(s), 6 Pc Bath
Sitting	Upper	3.40 x 1.00	Tile Floor, W/O To Terrace, Picture Window
Mud Room	Lower	2.80 x 2.37	Mirrored Closet, Combined w/Library, W/O To Garage
Library	Lower	2.80 x 2.37	Laminate, B/I Shelves, Combined w/Sitting
Laundry	Lower	1.60 x 1.00	Tile Floor, Separate Room, LED Lighting

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.