



FOR SALE

DETACHED

MLS# W13471300

49 Montcalm Avenue, Toronto, ON M6E 4N8

Briar Hill-Belgravia, Toronto · M6E 4N8

C\$ 939,000

3	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 49 Montcalm Ave, a solid detached bungalow on a quiet residential street in the heart of Briar Hill-Belgravia. The main floor offers a practical, easy-to-live-in layout with an updated kitchen, spacious living and dining area, three comfortable bedrooms and a full bathroom. The finished lower level adds plenty of useful space with a large recreation room, second kitchen, additional bathroom and a separate side entrance-ideal for extended family, guests, a home office or simply more room to spread out. Outside, enjoy a covered front porch, private driveway with built-in garage and a green backyard with patio space, garden beds and a storage shed. The location is a real highlight: walk to Fairbank Station on Line 5, TTC service along Dufferin and Eglinton, neighbourhood shops, groceries, restaurants, schools and Fairbank Memorial Park. With quick connections across the city and easy access to Allen Road, this is a well-kept home with a flexible layout in an established, convenient neighbourhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

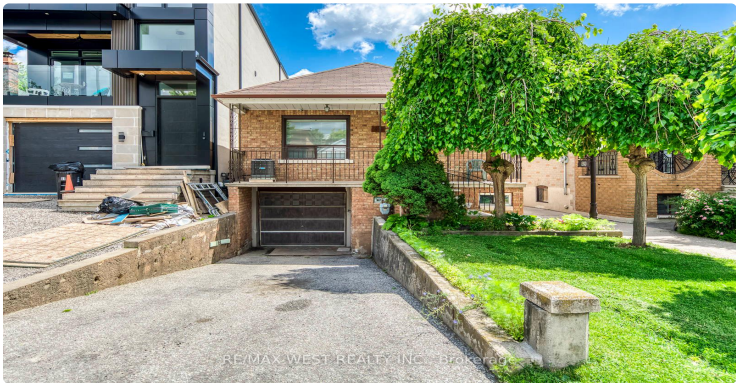
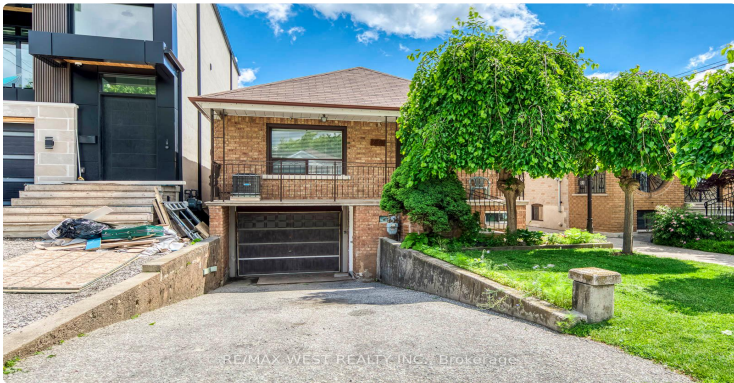
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Finished, Walk-Out
FACING	East
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,404
POSTAL CODE	M6E 4N8
NEIGHBOURHOOD	Briar Hill-Belgravia

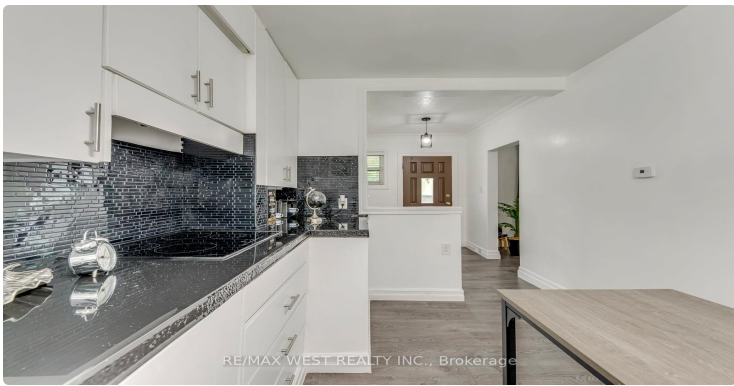
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Laminate, Combined w/Dining
Dining Room	Main	—	Window, Laminate, Combined w/Dining
Kitchen	Main	—	Quartz Counter, Ceramic Backsplash, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Laminate, Window, Closet
Bedroom 2	Main	—	Laminate, Window
Bedroom 3	Main	—	Laminate, Window, Closet
Recreation	Basement	—	Fireplace, Ceramic Floor, Open Concept
Kitchen	Basement	—	Ceramic Floor, Ceramic Backsplash, Double Sink

GALLERY





LISTING AGENT

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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.