



FOR SALE

DETACHED

MLS# W13581174

78 South Kingsway, Toronto, ON M6S 3T3

High Park-Swansea, Toronto · M6S 3T3

C\$ 2,995,000

5	5	2,750	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set within one of Toronto's most prestigious west-end enclaves, 78 South Kingsway presents a striking custom residence backing onto the lush surroundings of the Humber River. This 4+1 bedroom, 5-bathroom home spans approximately 3,700 SF and embodies modern sophistication with timeless appeal. The interior reveals itself with intention. Sunlight filters through a dramatic overhead skylight, illuminating wide-plank engineered oak floors and a sculptural oak staircase framed by glass. Every element has been carefully considered, from tailored millwork to integrated technology, including built-in speakers powered by a Sonos system, smart lighting, and automated blinds. Prodigious principal rooms are designed for both comfort and entertaining, featuring expansive windows and a statement chef's kitchen that anchors the main level. The kitchen features a quartz waterfall island at centre stage, complemented by a suite of Thermador appliances, and opens effortlessly onto a raised deck, creating a seamless transition for indoor and outdoor entertaining. The upper level is thoughtfully composed with four generously scaled bedrooms, each with access to ensuite baths with electric heated floors. The primary suite offers a quiet retreat, complete with a private balcony, dual walk-in closets, and a spa-inspired ensuite with a freestanding tub, glass shower, and double vanity. A dedicated laundry room adds practical convenience. Below, the walk-up lower level introduces a flexible extension of the home, featuring a spacious recreation area, wet bar, fifth bedroom, and a well-appointed bath, suited for guests, extended family, or income-generating potential. Outdoors, the landscaped grounds unfold into a private backdrop with no rear neighbours. A custom deck with integrated lighting and audio enhances the setting, offering a peaceful escape framed by nature. Positioned moments from top-rated schools, Bloor West Village, High Park, and the Humber River Recreational Trail.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Fenced Yard
- ✓ Wooded/Treed
- ✓ Ravine
- ✓ Hospital
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Apartment, Walk-Up
FACING	West
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,420
POSTAL CODE	M6S 3T3
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, Quartz Counter, Centre Island
Dining Room	Main	—	Pot Lights, Overlooks Living, Hardwood Floor
Living Room	Main	—	Built-in Speakers, Overlooks Dining, Hardwood Floor
Family Room	Main	—	Gas Fireplace, W/O To Deck, Hardwood Floor
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	—	—	Semi Ensuite, Closet, Window
Bedroom 3	Second	—	Semi Ensuite, Closet, Window
Bedroom 4	Second	—	3 Pc Ensuite, Closet, Window
Bedroom 5	Basement	—	Above Grade Window, Closet, Hardwood Floor
Recreation	Basement	—	Built-in Speakers, Wet Bar, Walk-Out

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.