



FOR SALE

DETACHED

MLS# W13619158

97 Livingstone Avenue, Toronto, ON M6E 2L7

Briar Hill-Belgravia, Toronto · M6E 2L7

C\$ 879,000

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

ABOUT THIS PROPERTY

Rare Transit-Oriented Development Opportunity | 25 x 110 Ft Lot | Laneway & Multiplex Potential. Exceptional development opportunity in a rapidly evolving Transit-Oriented Community (TOC). Situated on a premium 25 x 110 ft lot, this property offers rare front street and full rear laneway vehicle access via a drive-through detached garage-one of the few properties in the area with this unique feature. With outstanding potential for a custom home, multiplex, laneway suite, or future redevelopment (buyer to verify all zoning and approvals), this is an exceptional opportunity for developers, investors, and visionary end users alike. Located just steps from Dufferin Station on the Eglinton Crosstown LRT and surrounded by significant residential redevelopment, this property is ideally positioned in one of Toronto's most exciting growth corridors. Lovingly maintained, the existing bungalow offers a bright, functional layout, generous storage, and timeless character, making it ideal to move in, renovate, or lease while planning for the future. Mature landscaped gardens create a private outdoor retreat, while the drive-through garage and dual-access lot provide exceptional convenience and versatility. Enjoy outstanding connectivity with the Eglinton Crosstown LRT just steps away, Cedarvale Subway Station nearby, and quick access to the Allen Expressway and Highway 401. Parks, schools, cafés, restaurants, shopping, the public library, and the Beltline Trail are all within walking distance, offering an exceptional urban lifestyle. Whether you're building, investing, renovating, or simply looking for a premium property in a thriving Transit-Oriented Community, this is a rare opportunity to unlock the full potential of an exceptional Toronto address.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,013
POSTAL CODE	M6E 2L7
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	KELLER WILLIAMS PORTFOLIO REALTY
97 Livingstone Avenue, Toronto, ON M6E 2L7				

Living Room	Main	—	Hardwood Floor, Combined w/Dining, Open Concept
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Kitchen	Main	—	Hardwood Floor, Granite Counters, Double Sink
Primary Bedroom	Main	—	Hardwood Floor, Closet, B/I Closet
Bedroom 2	Main	—	Hardwood Floor, Closet
Mud Room	Main	—	W/O To Yard, B/I Shelves, Vinyl Floor
Sunroom	Main	—	W/O To Patio, Linoleum
Recreation	Lower	—	Broadloom, Closet, B/I Closet
Bedroom	Lower	—	Broadloom
Laundry	Lower	—	Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS PORTFOLIO REALTY

Email: pshaganenko@gmail.com

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.