



FOR SALE

DETACHED

MLS# W13628708

5 Byworth Boulevard, Toronto, ON M9R 1W7

Kingsview Village-The Westway, Toronto · M9R 1W7

C\$ 1,390,000

4	3	2,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 5 Byworth Blvd -an exceptionally spacious 5-level backsplit on a quiet, child-friendly street in the heart of sought-after Kingsview Village. Set on an impressive 48.5x130-ft lot, this beautifully maintained 4-bed, 3-bath home offers the space, flexibility & backyard lifestyle that growing & multigenerational families are searching for. Offering approximately 3,380 sq. ft. of total finished living space across all five levels, as measured and reported in third-party floor plans prepared by the listing photography company.The bright, expansive layout features generous principal rooms, hardwood flooring, a family-sized kitchen, crown moulding and a warm, inviting family room with a fireplace and walkout to the backyard. With multiple living areas spread across five levels, there is plenty of room for everyone to work, relax and entertain.The lower level includes a second kitchen, full bathroom and separate entrance, creating excellent potential for an in-law suite or extended-family living. The shared laundry area remains conveniently accessible from both living spaces.Step outside to your own private summer retreat, complete with a beautifully maintained inground pool, pool heater, newer pool filter and a spacious backyard designed for entertaining. The oversized interlocking driveway provides parking for up to 6 vehicles, plus the attached double garage.Notable updates include a high-efficiency furnace Feb 2026, KitchenAid dishwasher and washer/dryer 2025, CAC 2023, and a renovated upper-level bathroom with an updated shower and bathtub.Ideally situated close to schools, parks, shopping and public transit, with quick access to Highways 401, 427 and 409. Pearson International Airport is just minutes away, while the nearby highway network provides convenient connections throughout Toronto, Mississauga and the GTA. A rare opportunity to own a substantial family home with an in-law suite and backyard pool-just in time to enjoy the rest of the summer.

FEATURES

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

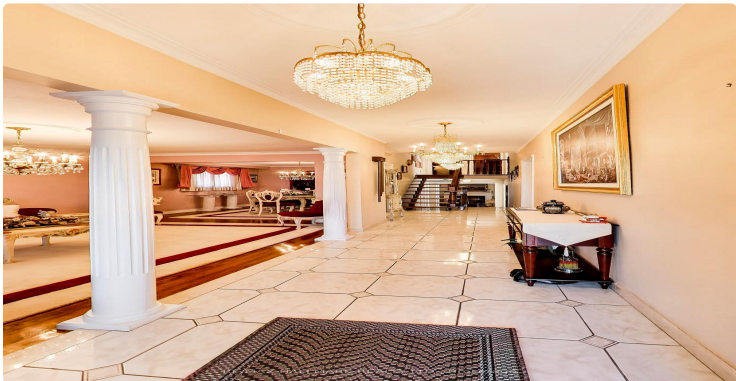
PROPERTY DETAILS

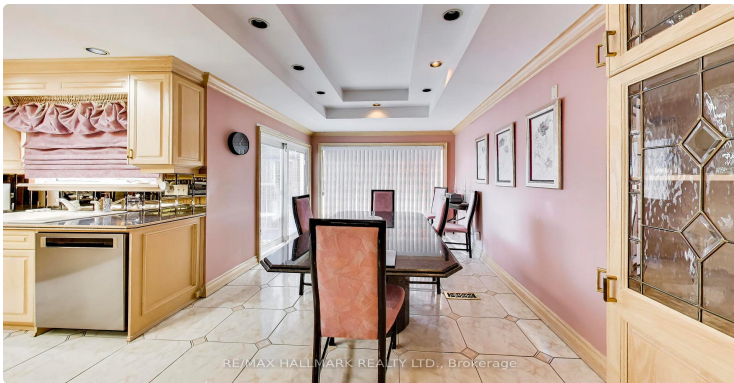
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 5
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$5,348
POSTAL CODE	M9R 1W7
NEIGHBOURHOOD	Kingsview Village-The Westway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Upper	3.08 x 2.87	Broadloom, Closet, California Shutters
Living Room	Main	—	Hardwood Floor, Picture Window, Combined w/Dining
Kitchen	Main	5.09 x 3.14	Ceramic Floor, Family Size Kitchen, Skylight
Foyer	Main	—	Ceramic Floor, Double Doors
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	—	Ceramic Floor, Skylight, B/I Appliances
Breakfast	Main	—	W/O To Sundeck, Eat-in Kitchen, Glass Block Window
Family Room	Main	—	Gas Fireplace, Wainscoting, W/O To Yard
Office	Main	—	Hardwood Floor, Window, Chair Rail
Primary Bedroom	Second	—	Broadloom, Large Window
Bedroom 2	Second	—	Broadloom, Large Window, Closet
Bedroom 3	Second	—	Broadloom, Window, Closet
Recreation	Lower	—	Wet Bar, Ceramic Floor, Open Concept
Recreation	Lower	—	Ceramic Floor, Open Concept
Kitchen	Lower	—	B/I Appliances, Eat-in Kitchen, Ceramic Floor
Office	Lower	—	Window, Walk-Out, Ceramic Floor
Laundry	Lower	—	Laundry Sink, Window, Ceramic Floor
Cold Room/Cantina	Lower	—	Concrete Floor, Window, B/I Shelves
Utility Room	Lower	—	Concrete Floor, Window

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.