



FOR SALE

DETACHED

MLS# W13661330

37 Victory Drive, Toronto, ON M3M 2J5

Downsview-Roding-CFB, Toronto · M3M 2J5

C\$ 1,288,000

5	3	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare 2-storey detached home situated on a premium 60' x 101' lot in the highly sought-after Downsview-Roding community. This turn-key property offers the perfect blend of modern updates, family living, and income potential. Featuring hardwood flooring throughout the main and second levels, the home offers 3 spacious bedrooms, 3 bathrooms, and a two-car garage. The fully finished basement features a separate entrance, making it ideal as an in-law suite or income-generating rental apartment. Complete with 2 additional bedrooms, a full kitchen, and its own private washer and dryer, the lower level provides complete independence from the main residence. Ideally located in the vibrant Keele & Wilson neighbourhood, this home is just minutes from Highways 401 and 400, TTC transit, Humber River Hospital, Yorkdale Shopping Centre, Downsview Park, schools, parks, restaurants, and everyday amenities. Enjoy convenient access to Costco, grocery stores, and major retailers, with York University and Toronto Pearson Airport just a short drive away, making this an exceptional opportunity for families, commuters, and investors alike. Don't miss out!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$4,865
POSTAL CODE	M3M 2J5
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Large Window, Hardwood Floor
Dining Room	Main	—	Open Concept, Large Window, Hardwood Floor
Kitchen	Main	—	Stainless Steel Appl, Double Sink, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Double Closet, Large Window, Hardwood Floor
Bedroom 2	Second	—	Double Closet, North View, Hardwood Floor
Bedroom 3	Second	—	Double Closet, North View, Hardwood Floor
Bedroom 4	Basement	—	Window, Laminate
Bedroom 5	Basement	—	Window, Laminate
Recreation	Basement	—	Open Concept, Laminate

GALLERY





BESTWAY REALTY INC., Brokerage



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LISTING AGENT

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