



FOR SALE

DETACHED

MLS# W13705610

982 Briar Hill Avenue, Toronto, ON M6B 1M3

Briar Hill-Belgravia, Toronto · M6B 1M3

C\$ 1,000,000

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

ABOUT THIS PROPERTY

Welcome to this charming 2+1 bedroom bungalow in Toronto's family friendly Briar Hill-Belgravia neighbourhood, great for first time buyers, downsizers, or investors seeking a property w/space, convenience & potential. Set on a generous 32.5ft x 120ft lot with private driveway, offering rare combination of comfortable everyday living, room to grow, & exciting future possibilities in an established community. The main floor features a bright living room w/large picture window filling the space w/natural light, along w/a working wood fireplace. The combined Dining area is a cozy and inviting setting for meals & entertaining. The kitchen is practical, featuring a window above the sink, plenty of cupboard space for pantry essentials, cookware & storage. The primary bedroom is conveniently located on the main floor, while both the primary & second bedroom offer large windows, closets & carpeting for added comfort. A 4-pc bath includes a window & ample counterspace for your daily routine. The basement extends the home's functionality w/additional bedroom, a utility room big enough to be a flex/bonus room ideal for storage, home office, hobby room, or other creative uses, plus a 3 piece bathroom w/two entrances - one from the bedroom & one from the hallway. Laundry is also located in the basement for practical everyday use. Enjoy the home's HUGE fenced-in backyard with lots of trees and foliage. Close proximity to several parks including Viewmount Park w/Tennis Club, Ben Nobleman Park, & Walter Saunders Memorial Park w/York Beltline Trail just a few blocks south. Sobeys is nearby for grocery shopping, while the shops, restaurants, and more along Dufferin St & Eglinton Ave W provide excellent everyday convenience. Commuters will appreciate easy access to Hwy 401 across Toronto & the GTA, as well as nearby Glencairn subway station. Offering a great lot, a functional layout, a welcoming neighbourhood & plenty of potential to make it your own, this is an exciting opportunity!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,989
POSTAL CODE	M6B 1M3
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Picture Window, Fireplace, Hardwood Floor
Dining Room	Main	—	Window, Combined w/Living, Hardwood Floor
Kitchen	Main	—	Window, Tile Floor
Primary Bedroom	Main	—	Window, Closet, Broadloom
Bedroom 2	Main	—	Window, Closet, Broadloom
Bathroom	Main	—	4 Pc Bath, Window, Tile Floor
Bedroom 3	Lower	—	Window, 3 Pc Ensuite, Broadloom
Recreation	Lower	—	Window, Concrete Floor
Bathroom	Lower	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CRESCENT REAL ESTATE INC.

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.