



FOR SALE

SEMI-DETACHED

MLS# W13718102

12 Bamford Crescent, Toronto, ON M3N 1T8

Black Creek, Toronto · M3N 1T8

C\$ 859,900

4	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

12 Bamford Cres., a well-maintained raised semi 3 Bedroom Bungalow in the heart of Black Creek is an excellent opportunity for anyone who is looking to enter the housing market, downsize in this incredible quiet neighborhood, or invest with an excellent opportunity. Large rear yard in close proximity to TTC, subway, York University, highways, shops, parks, schools, churches and more. Upper Floor Tenant, who is on month to month basis, has been residing in this place for over 4 years, paying \$2700 per month + 70% Utilities. Lower Level Tenant moved in this year, paying \$1650 per month + 30% Utilities. Both tenants are excellent. If Buyer needs vacant possession, based on Buyer's written undertaking, Seller can issue Form N12 with 60 days notice, once deal is Firm. Buyers can also buy 12 Bamford Cres., Toronto for Investment purposes. Both Tenants are excellent and pays on time.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

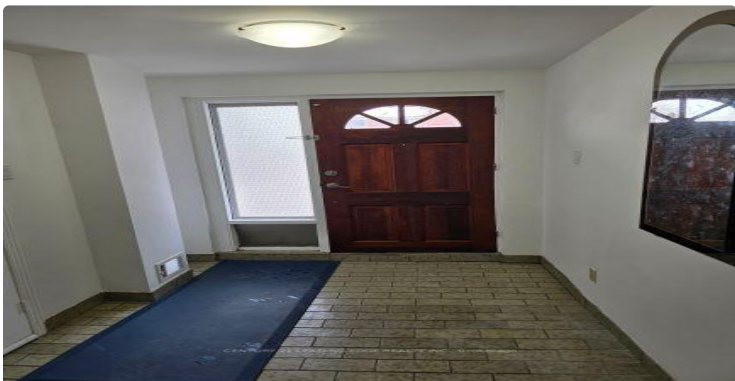
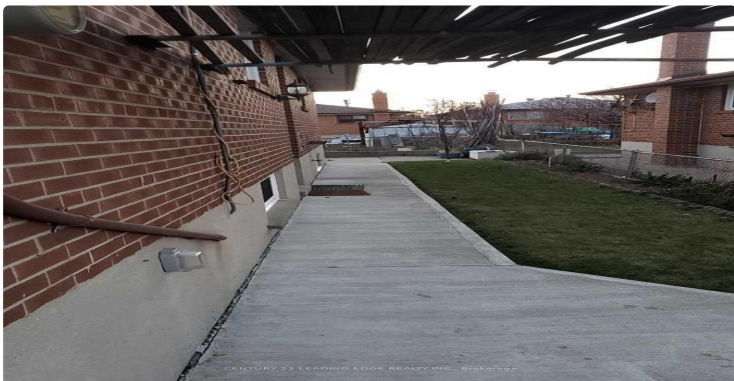
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished, Separate Entrance, Walk-Out
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,539
POSTAL CODE	M3N 1T8
NEIGHBOURHOOD	Black Creek

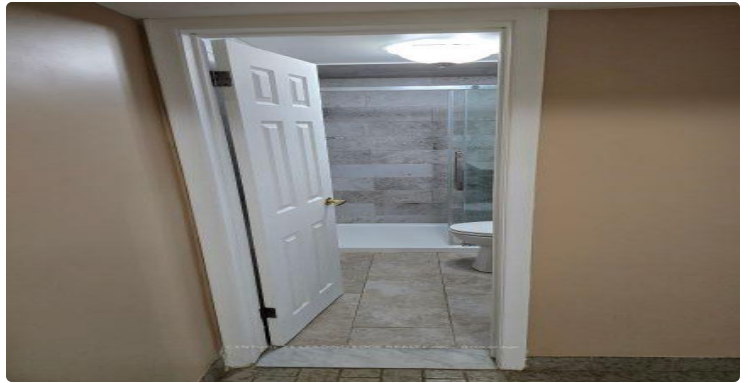
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	—	Hardwood Floor, Closet
Bedroom 2	Upper	—	Hardwood Floor, Closet
Bedroom 3	Upper	—	Hardwood Floor, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Upper	—	Broadloom
Kitchen	Upper	—	Tile Floor, B/I Appliances
Living Room	Upper	—	Balcony
Bedroom	Lower	—	Closet, Window
Kitchen	Lower	—	B/I Appliances

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY 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.