



FOR SALE

DETACHED

MLS# W13730356

404 Glen Park Avenue, Toronto, ON M6B 2E5

Yorkdale-Glen Park, Toronto · M6B 2E5

C\$ 1,599,000

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

ABOUT THIS PROPERTY

Welcome to a home that has been lovingly renovated, thoughtfully designed and truly enjoyed. This warm and inviting home was renovated in 2023, blending modern finishes with the character and comfort that make a house feel like home. The main floor features beautiful hardwood floors, large windows, pot lights, elegant 7" baseboards and a modern kitchen with stainless steel appliances, quartz countertops and a walk-out to the backyard. The second floor offers well-proportioned bedrooms and convenient stackable laundry. The finished basement is a standout feature - a fully permitted, legal second suite with its own separate entrance, full kitchen with stainless steel appliances and dishwasher, separate laundry and comfortable living space. Ideal for extended family, guests, a private workspace or as a mortgage helper with excellent rental potential. The backyard is a natural extension of the living space, with a spacious deck and multiple areas for dining, lounging and entertaining. The deck includes a gas line for a BBQ, making it an ideal setup for summer gatherings. Additional updates include windows (2020-2021), roof (2022), furnace & A/C (2019), 200 amp electrical panel and upgraded water service. The detached garage provides additional storage. Located in a highly sought-after neighbourhood close to Glencairn subway station, transit, highways, schools, parks, the Beltline Trail, restaurants, shopping and more. A turnkey home offering modern living, excellent outdoor space and the added flexibility of a fully legal secondary suite.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,888
POSTAL CODE	M6B 2E5
NEIGHBOURHOOD	Yorkdale-Glen Park

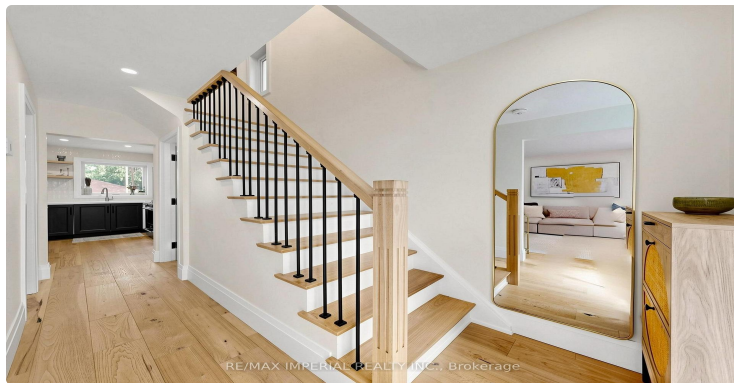
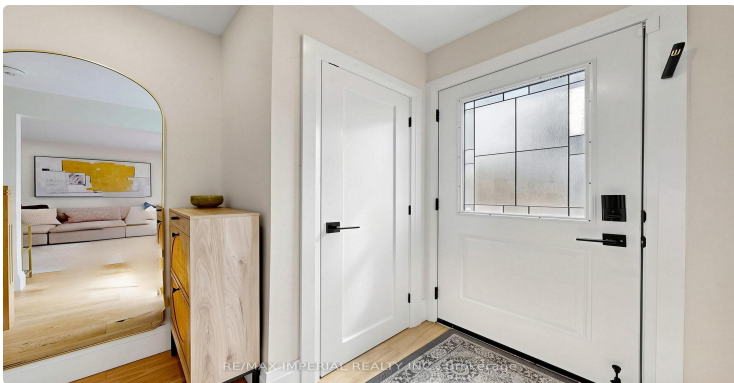
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Kitchen, Hardwood Floor, Pot Lights
Kitchen	Main	—	Combined w/Dining, Quartz Counter, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, Closet, Ceiling Fan(s)
Bedroom 2	Second	—	Hardwood Floor, Combined w/Laundry, Large Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Bedroom 4	Basement	—	Window, Laminate, Closet
Recreation	Basement	—	Combined w/Kitchen, Laminate, Combined w/Laundry
Kitchen	Basement	—	Combined w/Living, Laminate, Stainless Steel Appl

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.