



RE/MAX PROFESSIONALS INC., Brokerage

FOR SALE

DETACHED

MLS# W13733208

40 Cowley Avenue, Toronto, ON M9B 2E3

Islington-City Centre West, Toronto · M9B 2E3

C\$ 1,799,500

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

ABOUT THIS PROPERTY

Welcome to 40 Cowley Avenue - a rare opportunity to own a spacious, fully renovated and expanded detached home on a premium 75 x 85 ft lot in Toronto's desirable west end. Thoughtfully updated for modern living, this versatile home offers approximately 2,000 sq ft of living space plus a fully finished basement, with 4+2 bedrooms and 4+1 bathrooms designed to comfortably accommodate growing families, multi-generational living, or those simply looking for more space and flexibility. Inside, you'll find generous principal rooms, modern upgrades, and a functional layout that balances everyday comfort with long-term practicality. The finished basement with separate entrance provides excellent additional living space for extended family, guests, or additional rental income. One of the home's standout features is the large loft area above the garage with separate entrance and separate heating and cooling - ideal as a home office, studio, gym, creative space, additional family living area, or additional rental income. Outside, the spacious patio and backyard offer plenty of room for entertaining, relaxing, gardening, or creating your own outdoor retreat. Parking for up to 5 vehicles adds rare convenience in this location. Located in the family-friendly and prestigious Glen Park neighborhood close to parks, schools, shopping, transit, and major routes, this is a unique opportunity to own a move-in ready home with exceptional space and flexibility in a strong Toronto community. A rare combination of lot size, updated living space, and versatility in a sought-after west-end location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

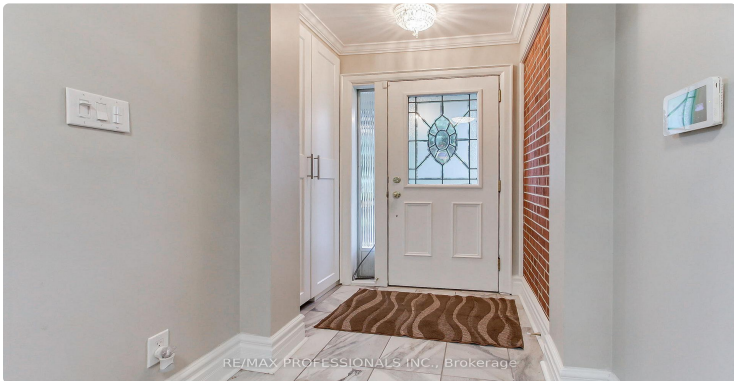
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished, Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,920
POSTAL CODE	M9B 2E3
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
40 Cowley Avenue, Toronto, ON M9B 2E3			
RE/MAX PROFESSIONALS INC.			

Bathroom	Third	—	4 Pc Bath, Renovated
Bedroom	Ground	—	Double Closet
Bathroom	Ground	—	2 Pc Bath
Family Room	Ground	—	W/O To Sundeck
Utility Room	Basement	—	Combined w/Laundry, Laundry Sink
Kitchen	Basement	—	Renovated, Family Size Kitchen, Walk-Out
Bedroom 2	Ground	—	—
Bedroom	Third	—	Balcony, W/O To Balcony
Dining Room	Ground	—	W/O To Sundeck
Cold Room/Cantina	Basement	—	—
Bedroom 3	Ground	—	—
Bedroom	Basement	—	B/I Shelves, Closet
Bathroom	Basement	—	—
Family Room	Basement	—	—
Kitchen	Ground	—	B/I Appliances, Backsplash, Stainless Steel Appl
Bathroom	Basement	—	3 Pc Bath, B/I Shelves
Bathroom	Ground	—	4 Pc Bath
Bedroom 2	Basement	—	Closet, 3 Pc Ensuite
Living Room	Ground	—	Fireplace
Study	Second	—	Balcony, W/O To Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.