



FOR SALE

DETACHED

MLS# W13754014

# 36 Criscoe Street, Toronto, ON M6N 3Y9

Rockcliffe-Smythe, Toronto · M6N 3Y9

C\$ 1,099,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 600   | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## About This Property

Welcome To 36 Criscoe St! Stunning Turn-Key Detached Brick Bungalow Boasting Over \$200K In Renovations & Upgrades! Beautifully Renovated Main Floor Featuring Brand New Red Oak Hardwood Flooring Throughout, Pot Lights & A Sleek Modern Kitchen With Quartz Counters & Stainless Steel Appliances. Two Spacious Bedrooms, Combined Living/Dining Area, Brand New 4-Piece Bathroom With Ceramic Tiled Walls & Floors Plus A Separate Laundry Room.The Showstopper Is The Legalized, Fully Underpinned & Completely Renovated Basement With Approx. 8 Ft Ceilings, Separate Entrance & New Egress Windows Providing Plenty Of Natural Light! An Incredible Lower Level Featuring 1 Bedroom, 4-Piece Bathroom, Kitchenette With Quartz Counters & Stainless Steel Appliances, Combined Living/Dining Area, Laminate Flooring, Pot Lights & Brand New Samsung Stackable Washer/Dryer. Perfect For Extended Family, Multi-Generational Living Or Additional Income Potential! No Expense Spared With Extensive Upgrades Including 200 Amp Electrical Service With New Panel & Wiring, New Plumbing, Basement Waterproofing, Additional Sump Pump, New Basement & Attic Insulation, Newer Furnace & Tankless Water Heater. Fresh New Sod In The Front & Backyard Plus A Newly Paved Private Driveway for 3 cars! Incredible Opportunity To Own A Completely Updated Home With A Legalized Lower Level In The Heart Of Rockcliffe-Smythe. Just Move In & Enjoy!

### Features

- ✓ Basement
- ✓ Garage

### Property Details

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Detached                     |
| LISTING STATUS | For Sale                     |
| STYLE          | Bungalow                     |
| PROPERTY TYPE  | Detached                     |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | West                         |
| AREA RANGE     | < 700 sqft                   |
| PARKING        | 3 spaces                     |
| ANNUAL TAX     | \$3,770                      |
| POSTAL CODE    | M6N 3Y9                      |
| NEIGHBOURHOOD  | Rockcliffe-Smythe            |

## Room Breakdown

| Room        | Level | Dimensions | Features                                         |
|-------------|-------|------------|--------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Combined w/ Dining, Large Window |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Dining Room     | Main  | —          | Hardwood Floor, Combined w/Living, Pot Lights   |
| Primary Bedroom | Main  | —          | Hardwood Floor, Closet, Window                  |
| Bedroom         | Main  | —          | Hardwood Floor, Closet, Window                  |
| Kitchen         | Main  | —          | Renovated, Stainless Steel Appl, Quartz Counter |
| Living Room     | Lower | —          | Combined w/Dining, Laminate, Pot Lights         |
| Dining Room     | Lower | —          | Combined w/Living, Laminate, Pot Lights         |
| Kitchen         | Lower | —          | Renovated, Stainless Steel Appl, Quartz Counter |
| Bedroom         | Lower | —          | Laminate, Above Grade Window, Large Closet      |

GALLERY





## LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.