



FOR SALE

DETACHED

MLS# W13754952

37 Birchleaf Crescent, Toronto, ON M9R 2L5

Willowridge-Martingrove-Richview, Toronto · M9R 2L5

C\$ 1,399,900

5	3	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turn key! A perfect 4 bedroom family home in Etobicoke! Situated on a expansive 50 x 150 foot lot, this 2-storey home features 4 large upper level bedrooms + 1 main floor office/additional bedroom plus a ton of upgrades throughout! New upper level large 4-pc bathroom (2024), New appliances; Induction range and oven (2025), Dishwasher (2025), Fully renovated (*full gut*) basement + new 3pc washroom (with heated flooring) (2026) with custom millwork/built in cabinetry- Perfect for home theatre/rec room/play area + more. The new HVAC system (2025) is top of the line and highly efficient which contains Heat Pump, Combo Boiler System, Hydronics Air Handling Unit. *New 200 Amp Electrical Panel* + Updated underground plumbing drains. Tankless On Demand Hot Water- Simply "Mechanically Sound!" move in and enjoy! The main floor features a updated Kitchen with granite counters with breakfast nook overlooking the backyard, convenient powder room and large living/dining area with walkout to the stunning backyard retreat with large concrete patio, fully landscaped yard (*Garden Suite or Pool ready..*) with play-set, perfect for entertaining! New Hardscape stone walkways from front door to back- large garden/storage shed and much more! This home contains a ton of natural light and great storage space, lots of built-ins- must see/take the virtual tour! Convenient location- friendly neighbourhood, steps to Transit, parks, schools and all major amenities, close to shops, plazas, restaurants, and easy access to all major highways and Pearson Airport.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,013
POSTAL CODE	M9R 2L5
NEIGHBOURHOOD	Willowridge-Martingrove-Richview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, W/O To Yard
Kitchen	Main	—	Ceramic Floor, Stainless Steel Appl, Overlooks Backyard
Office	Main	—	Hardwood Floor, Overlooks Frontyard, Large Window
Primary Bedroom	Upper	—	Hardwood Floor, His and Hers Closets
Bedroom 2	Upper	—	Hardwood Floor, Double Closet
Bedroom 3	Upper	—	Hardwood Floor, Overlooks Backyard
Bedroom 4	Upper	—	Hardwood Floor, Overlooks Backyard
Recreation	Lower	—	Laminate
Laundry	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

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.