



FOR SALE

DETACHED

MLS# W13784526

3 Cowley Avenue, Toronto, ON M9B 2C9

Islington-City Centre West, Toronto · M9B 2C9

C\$ 3,499,900

4	5	4,250	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 3 Cowley Ave, a truly special home offering an exceptional combination of space, style and lifestyle in the heart of Etobicoke. From the moment you arrive, the home's inviting presence and thoughtful design set the tone for what awaits inside. The spacious interior offers well-proportioned principal rooms designed for both comfortable family living and entertaining complete with full automation with Control4 . The home features a warm and welcoming atmosphere with generous living spaces, quality finishes and a layout that provides both functionality and versatility for today's family. The finished lower level, with walk up entrance, adds valuable living and entertaining space, highlighted by a dedicated theatre room that creates the perfect setting for movie nights, sporting events and family gatherings. Outside, the private backyard becomes an extension of the home, featuring a saltwater pool, outdoor shower and gazebo that make summer entertaining and relaxing effortless. For the automotive enthusiast or hobbyist, the heated garage is an exceptional feature for your collection or additional workspace. It is a rare offering that adds both practicality and serious appeal with the added peace of mind of security shutters. 3 Cowley Ave is more than just a home - it is a place designed for enjoying family life, entertaining friends and creating lasting family memories. Ideally situated in Etobicoke with convenient access to parks, schools, shopping, transit and major highways, this is an opportunity to own a home with character, versatility and amenities that are rarely found together.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	7 spaces
ANNUAL TAX	\$14,670
POSTAL CODE	M9B 2C9
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Cathedral Ceiling(s)
Dining Room	Main	—	—
Kitchen	Main	—	Eat-in Kitchen, B/I Appliances, Centre Island
Family Room	Main	—	Gas Fireplace
Den	Main	—	B/I Desk
Laundry	Main	—	Side Door, Access To Garage
Primary Bedroom	Second	—	5 Pc Ensuite, 2 Way Fireplace, Juliette Balcony
Bedroom 2	Second	—	4 Pc Ensuite, Walk-In Closet(s)
Bedroom 3	Second	—	Semi Ensuite
Bedroom 4	Second	—	Semi Ensuite, Walk-In Closet(s)
Recreation	Basement	—	B/I Bar, Walk-Up, Fireplace
Media Room	Basement	—	—
Utility Room	Basement	—	—

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.