



FOR SALE

SEMI-DETACHED

MLS# W13800402

53 Grampian Crescent, Toronto, ON M9L 2L2

Humber Summit, Toronto · M9L 2L2

C\$ 848,800

4	3	1,750	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional value resides here with over 2200 sqft of living space across 4 finished levels. Nestled in a highly desirable West Side neighborhood just steps from the new Finch West LRT, this freshly painted, exceptionally versatile home offers the perfect blend of space, convenience, and income potential. Step through the front entry door into a bright and expansive living and dining area, complemented by hardwood floors, a bay window and an oversized eat-in kitchen with stone counters and stainless steel appliances. This particular multi-level layout features 3 bathrooms, a walk-out to the oversize backyard from the main floor, and 4 large sized bedrooms, including primary bedrooms, on each level with their own walk-in closet. A key highlight is the side door separate entrance leading directly to the ground floor and basement areas, offering incredible potential to easily convert the property into a two-unit rental or a private in-law suite. Outside, the premium, fully fenced 30 x 150-foot lot provides a massive, private backyard ideal for large family gatherings. Complete with major mechanical upgrades-including a newer roof (2 years old) alongside the furnace, central air conditioning, and a tankless hot water tank (all 3 years old). This home offers total peace of mind. Enjoy an unbeatable Humber Summit west side location within walking distance to beautiful Rowntree Mills Park and the scenic nature trails along the Humber River, while remaining just minutes from major highways, shopping, hospitals, and rapid transit to Humber College and the subway network. An incredible opportunity with endless potential - don't miss it!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School
- ✓ Rec./Commun.Centre

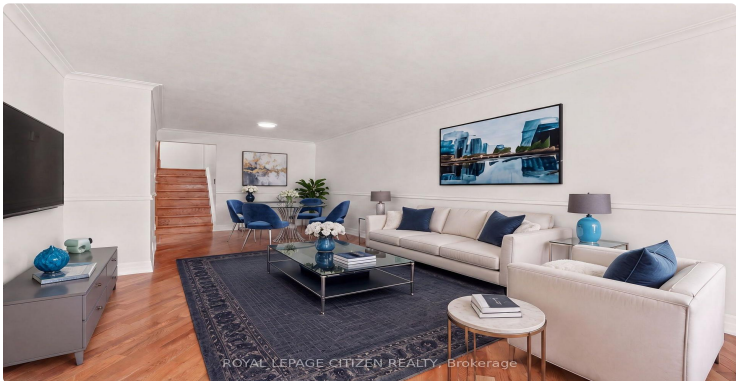
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,929
POSTAL CODE	M9L 2L2
NEIGHBOURHOOD	Humber Summit

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.89 x 3.73	Combined w/Dining, Bay Window, Hardwood Floor
Dining Room	Main	7.89 x 3.73	Combined w/Living, Hardwood Floor
Breakfast	Main	3.13 x 2.89	Ceramic Floor, Window
Kitchen	Main	3.13 x 4.43	Granite Counters, Ceramic Floor, Stainless Steel Appl
Primary Bedroom	Upper	5.73 x 3.17	Laminate, Walk-In Closet(s), B/I Closet
Bedroom 2	Upper	4.65 x 3.05	Laminate, Double Closet, Large Window
Bedroom 3	In Between	4.65 x 3.11	Laminate, Walk-In Closet(s), Large Window
Bedroom 4	In Between	5.50 x 3.41	Laminate, W/O To Yard, Closet
Recreation	Basement	6.77 x 4.04	Laminate, Glass Block Window
Bathroom	In Between	—	2 Pc Bath, Closet
Laundry	Basement	—	Laundry Sink, 3 Pc Bath

GALLERY





LISTING AGENT

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ROYAL LEPAGE CITIZEN REALTY

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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.