



KIC REALTY, Brokerage

FOR SALE

DETACHED

MLS# W13817060

35 Montcalm Avenue NW, Toronto, ON M6E 4N5

Briar Hill-Belgravia, Toronto · M6E 4N5

C\$ 875,000

3	3	900	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

First Time Home Buyer Opportunity. Detached Bungalow. Well Maintained in the heart of Briar-Hill. Extra Income option Basement apartment. Separate Entrance. Open concept Main Floor W/Upgraded Kitchen, New Fridge Oct-2025. Hardwood Floors. Large Open Concept Living Room. W/Dining Breakfast Bar. Kitchen Appliances-Basement New Oct-2025. Spacious Bathrooms. Walking Closet. Complete New Heating System-Nov-2025. Steps from Subway Station, TTC, School, Park, Restaurants and Plaza. Easy Access to Allen Express, 401 and 400. Sump pump

FEATURES

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

PROPERTY DETAILS

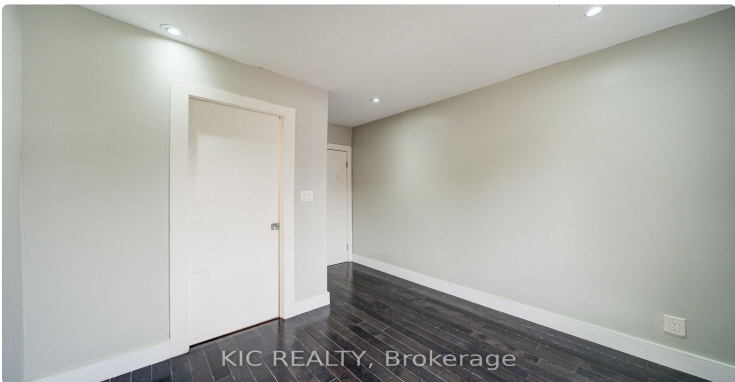
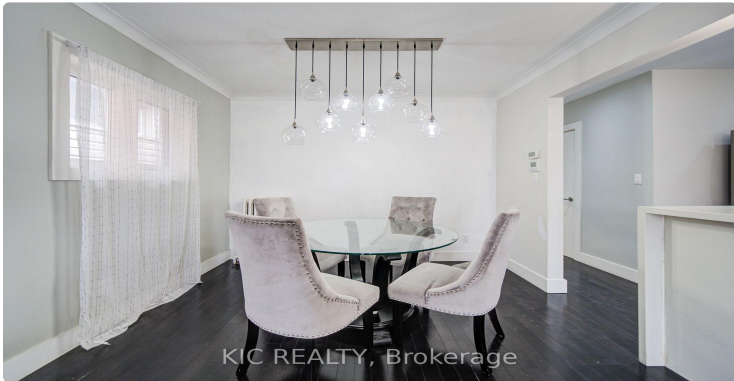
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	East
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,770
POSTAL CODE	M6E 4N5
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet, Hardwood Floor, W/O To Porch
Living Room	Main	—	Large Window, Hardwood Floor, Open Concept
Dining Room	Main	—	Open Concept, Hardwood Floor, Window
Kitchen	Main	—	Stainless Steel Appl, Quartz Counter, Breakfast Bar
Primary Bedroom	Main	—	Overlooks Backyard, Hardwood Floor, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	2 Pc Ensuite, Hardwood Floor, Overlooks Backyard
Bedroom 3	Basement	—	Window, Laminate, Walk-In Closet(s)
Living Room	Basement	—	Pot Lights, Laminate, Window
Kitchen	Basement	—	Stainless Steel Appl, Tile Floor, Eat-in Kitchen
Cold Room/Cantina	Basement	—	Finished, Tile Floor, Sump Pump
Laundry	Basement	—	Pot Lights, Tile Floor
Furnace Room	Basement	—	Partly Finished

GALLERY





LISTING AGENT

Pavel Shaganenko

KIC REALTY

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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.