



ROYAL LEPAGE TERREQUITY REALTY Brokerage

FOR SALE

DETACHED

MLS# W13831198

22 Montye Avenue, Toronto, ON M6S 2G9

Runnymede-Bloor West Village, Toronto · M6S 2G9

C\$ 1,249,000

2	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A beautifully updated detached home in Runnymede/Bloor West Village with approx. 1400 sq ft of living space offering modern finishes, spacious backyard and rare 3 car parking - all in one of Toronto's most loved neighbourhoods. Welcome to 22 Montye Avenue, a warm and thoughtfully upgraded home that blends character with contemporary comfort. The main floor features a bright living room with custom built-ins, a stylish dining area with a handcrafted table and bench and a modern kitchen with stainless steel appliances and excellent storage. Every space has been designed for real living - calm, functional, and move-in ready. Upstairs, you'll find two serene bedrooms with generous closets and a renovated bathroom with timeless finishes. The home feels peaceful and inviting, with natural light throughout. The finished lower level adds exceptional versatility: a comfortable recreation room, a dedicated home office zone, a guest space -perfect for hybrid work, visiting family, or creating a private second living area. Outside, enjoy a fair sized south facing yard with mature trees, a patio for entertaining, and space to garden or relax. The rare 3 car parking -two private parking spaces at the rear plus a shared front parking pad is a standout feature in this pocket and adds tremendous value. An EV outlet and backyard lawn irrigation system add thoughtful modern conveniences. Located steps from Runnymede Village shops, Bloor West restaurants, parks, transit, and top rated schools, this home offers the ideal balance of neighbourhood charm and modern convenience. Approved laneway access provides added flexibility and future possibilities for this property. A turnkey detached home with flexible space, thoughtful upgrades, and exceptional parking Welcome home. Walk Score: 89 / 100 Bike Score: 86 / 100 Transit Score: 73 / 100. Check out virtual tour.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit

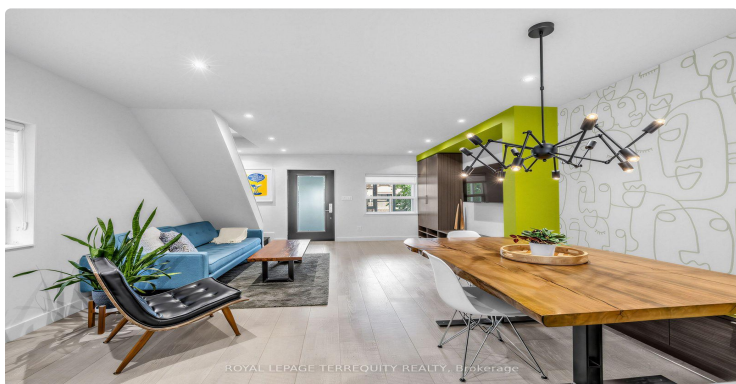
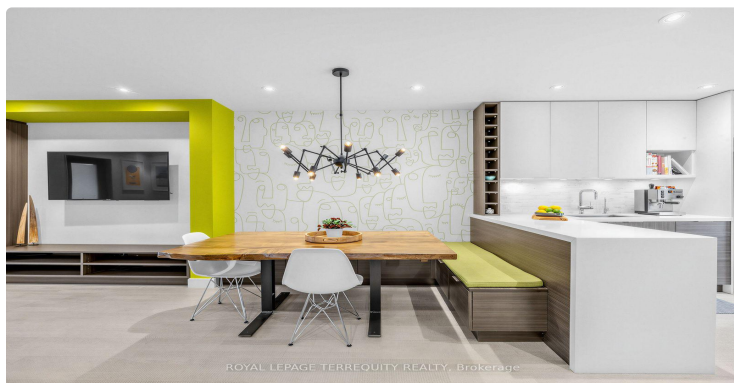
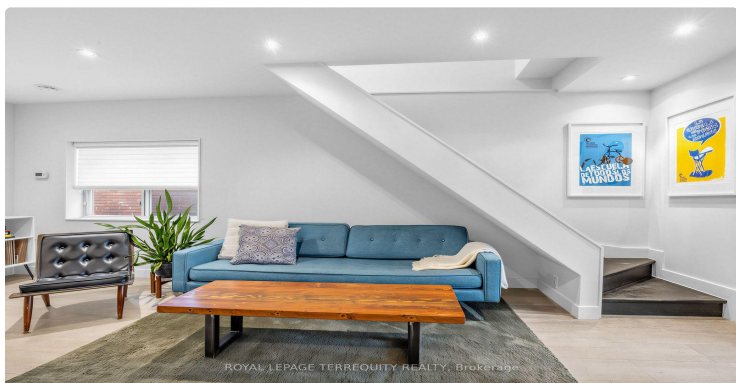
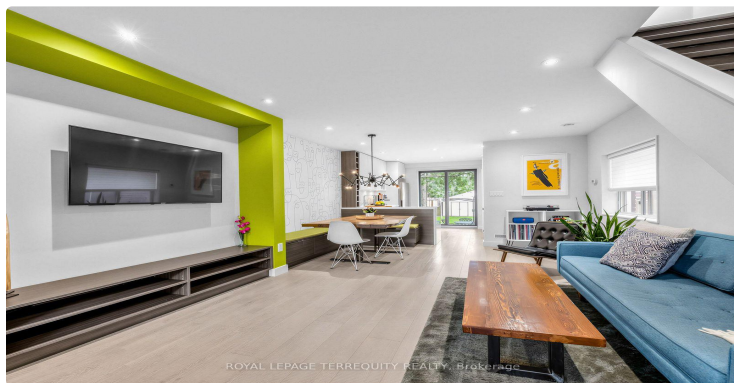
PROPERTY DETAILS

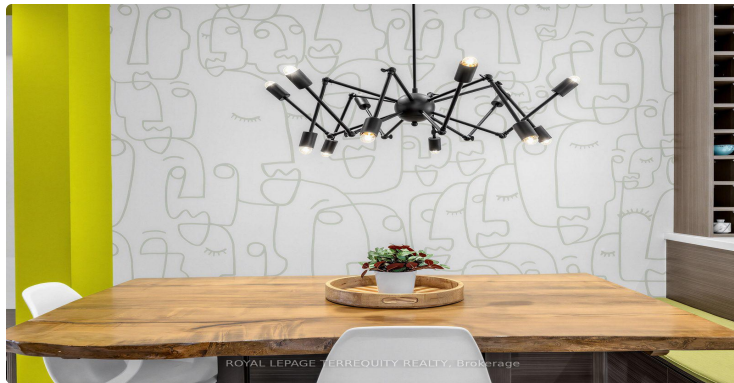
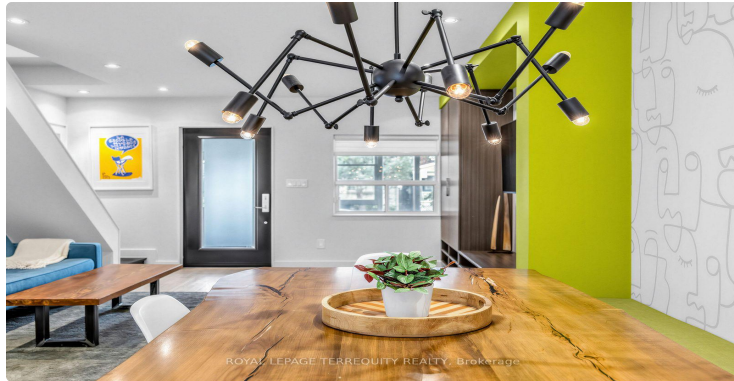
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,655
POSTAL CODE	M6S 2G9
NEIGHBOURHOOD	Runnymede-Bloor West Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Updated, W/O To Patio
Recreation	Lower	—	Laminate, Pot Lights, B/I Bookcase
Dining Room	Main	—	Hardwood Floor, Open Concept
Primary Bedroom	Upper	—	Hardwood Floor, B/I Shelves
Living Room	Main	—	Hardwood Floor, Open Concept
Foyer	Main	—	—
Laundry	Lower	—	Laminate
Bedroom 2	Upper	—	Hardwood Floor
Bathroom	Lower	—	—
Bathroom	Upper	—	Updated

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY 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.