



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# W13834050

44 Bluewater Court, Toronto, ON M8V 4A9

Mimico, Toronto · M8V 4A9

C\$ 1,229,000

3	3	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to stylish, turnkey living in the heart of Mimico! This beautifully appointed 3-bedroom townhouse delivers the space, upgrades and lifestyle buyers are looking for, all in one of South Etobicoke's most sought-after communities. Step inside to a bright and inviting open-concept main level where the living and dining areas flow seamlessly together, creating the perfect setting for everyday living and entertaining. Elegant finishes, hardwood flooring and modern lighting give the space a polished, contemporary feel throughout. The kitchen is designed to impress, featuring quartz counter tops, generous cabinetry and plenty of prep space for everything from weeknight dinners to entertaining family and friends. Step outside to your private outdoor space and enjoy effortless indoor-outdoor living throughout the warmer months. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat, along with a full bathroom conveniently serving the upper level. The versatile lower level provides valuable additional living space with direct access to the backyard, making it ideal for a family room, home office, gym, playroom or media space. A private garage adds everyday convenience along with additional driveway parking. Located in vibrant Mimico, you're just minutes from the lakefront, waterfront trails, parks, schools, TTC, GO Transit, cafés, restaurants, shopping and everyday amenities, with easy access to downtown Toronto and major highways. Offering an exceptional combination of location, functionality and modern style, this home is an opportunity to enjoy the best of Mimico living. Move in, settle in and make it yours!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

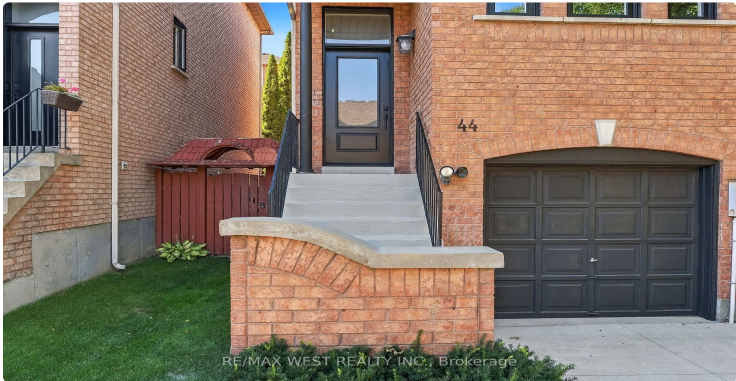
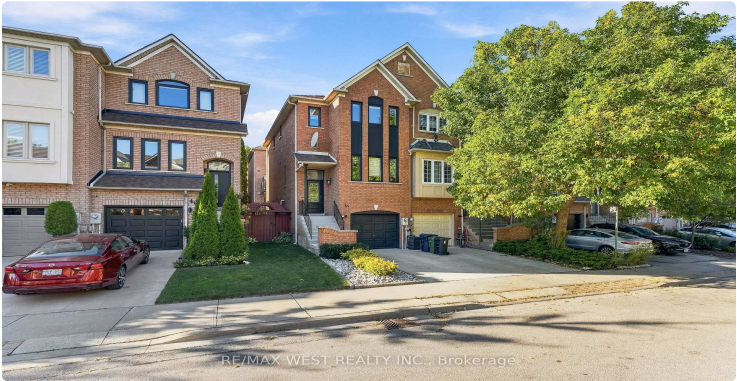
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,962
POSTAL CODE	M8V 4A9
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Open Concept, Window, Vinyl Floor
Kitchen	Main	—	Stainless Steel Appl, Window, Centre Island
Dining Room	Main	—	Open Concept, Vinyl Floor, Window
—	Second	—	Vinyl Floor, Window, 5 Pc Ensuite
Bedroom 2	Second	—	Vinyl Floor, Window, Closet
Bedroom 3	Second	—	Vinyl Floor, Window, Closet

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.