



RE/MAX PRIME PROPERTIES - UNIQUE GROUP, Brokerage

FOR SALE

ATT/ROW/TOWNHOUSE

MLS# W13840490

311 Gilmour Avenue, Toronto, ON M6P 2A3

Junction Area, Toronto · M6P 2A3

C\$ 1,200,000

3	3	1,300	1	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Tucked into the western edge of the Junction, on a quiet street that still puts you steps from everything the neighbourhood is loved for, 311 Gilmour is the kind of home that makes you want to slow down and stay a while. Built in 2020, this townhome was designed with real living in mind, three bedrooms, three bathrooms, and a layout that feels like a family home without any of the upkeep of an older west-end rowhouse. With 1427 sqft and 9' ceilings a cathedral foyer sets the tone right away, the open-concept main floor centres around a large island kitchen with an expansive quartz breakfast bar, undercounter storage, a built-in pantry, and upgraded stainless steel appliances including a gas stove, the kind of kitchen that turns into the heart of the home. Heated wide plank floors run throughout the main floor, along with upgraded blinds and light fixtures. Upstairs, the primary bedroom is a true retreat, with a private west-facing balcony, wall-to-wall custom-built storage and organizers, and a spa-like ensuite with double sinks finished in quartz. Two more bedrooms share a 4-piece bathroom. And then there's the rooftop. At approximately 240 sq. ft., it's a true outdoor room, big enough for dining and entertaining, with westerly views over the city and tree canopy. Whether you're hosting friends over a BBQ (gas hookup included) or just want a quiet spot to unwind, this is the kind of space that changes how you live. Add a dedicated parking spot (#8 large and easy to access) and you get all the ease of modern, move-in-ready ownership in one of Toronto's most established and walkable neighbourhoods. Step outside and you're close to the Junction's best restaurants, cafés, independent shops and grocery options, with parks and family amenities nearby. TTC service at your door, connects you directly toward Dundas West Station, and High Park. Three bedrooms. Three bathrooms. Parking. Modern construction. Outstanding outdoor space.

FEATURES

- ✓ Garage
- ✓ Arts Centre
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

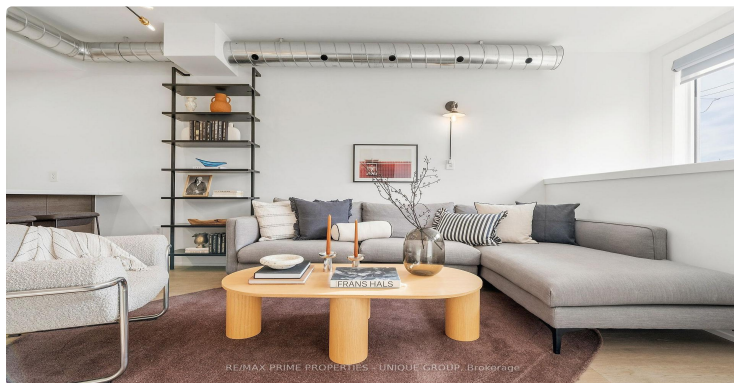
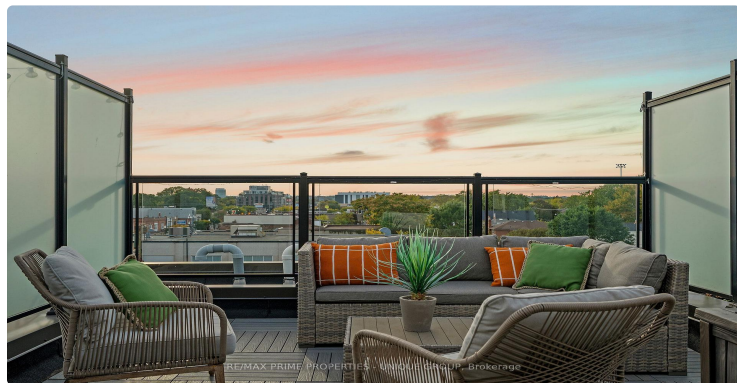
PROPERTY DETAILS

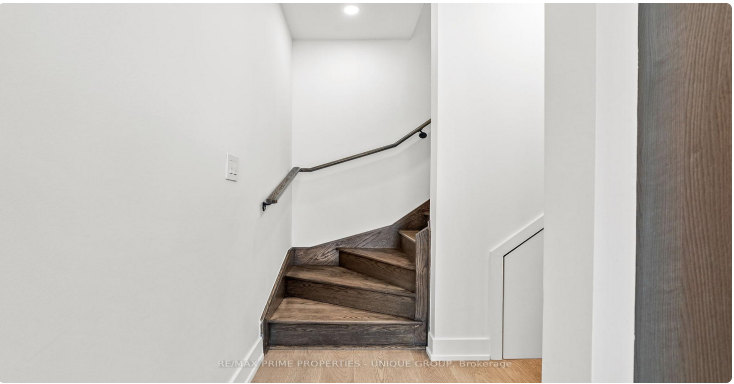
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
FACING	East
AGE	6-15 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$6,361
POSTAL CODE	M6P 2A3
NEIGHBOURHOOD	Junction Area

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Plank, Open Concept, Large Window
Dining Room	Main	—	Combined w/Living, Plank, Open Concept
Kitchen	Main	—	Breakfast Bar, Custom Backsplash, Stainless Steel Appl
Primary Bedroom	Second	—	W/O To Balcony, 4 Pc Ensuite, His and Hers Closets
Bedroom 2	Third	—	Window Floor to Ceiling, Double Closet
Bedroom 3	Third	—	—
Utility Room	Third	—	—
Other	Ground	—	—
Other	Upper	—	W/O To Terrace, West View

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PRIME PROPERTIES - UNIQUE GROUP

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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.