



FOR SALE

DETACHED

MLS# W13842456

22 Belvedere Boulevard, Toronto, ON M8X 1K1

Kingsway South, Toronto · M8X 1K1

C\$ 2,479,000

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

ABOUT THIS PROPERTY

Absolutely stunning! Welcome to this elegant, unspoiled Kingsway Tudor at 22 Belvedere Boulevard. Located on a family friendly street, this home is just steps away from Royal York Station on the TTC subway line 2. It's near all the best restaurants, shops, schools parks and amenities along Bloor Street West. Steps away from the glorious Humber River Trail. Perched on a rarely offered, extra wide, 47 by 100-foot lot, this family home is brimming with possibilities. Keep this classic home as-is, or there is plenty of space to build and/or renovate to your liking. Step through the arched front door and walk into the charming foyer to marvel at the gorgeous wood details throughout. The formal living and dining room showcases hardwood floors, a cozy fireplace, and picture-perfect windows. The bright and spacious kitchen makes cooking an absolute dream, combined with a fabulous light filled sunroom addition that overlooks the meticulously landscaped treed backyard. Plus, there's a convenient main-level powder room. The second floor boasts three family-sized bedrooms, including an impressive primary bedroom with scenic garden views, and a 4-piece bathroom. Downstairs you will find a professionally finished basement complete with a recreational room, a wood burning fireplace, a second bathroom, laundry room, and sauna. Both front and rear yards are flush with greenery and exclusivity. Featuring a private driveway with a single-car garage, this designer decorated home must be seen to be appreciated!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$9,476
POSTAL CODE	M8X 1K1
NEIGHBOURHOOD	Kingsway South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
22 Belvedere Boulevard, Toronto, ON M8X 1K1			
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Living Room	Main	—	Hardwood Floor, Fireplace, Overlooks Garden
Dining Room	Main	—	Hardwood Floor, Formal Rm, Overlooks Backyard
Kitchen	Main	—	Ceramic Floor, Stainless Steel Appl, Pot Lights
Sunroom	Main	—	Ceramic Floor, Overlooks Garden, Picture Window
Primary Bedroom	Second	—	Hardwood Floor, Pot Lights, Double Closet
Bedroom 2	Second	—	Hardwood Floor, Window, Overlooks Backyard
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Family Room	Lower	—	Fireplace, Pot Lights, Window
Den	Lower	—	Tile Floor, Pot Lights, 2 Pc Bath

GALLERY





LISTING AGENT

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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.