



HARVEY KALLES REAL ESTATE LTD., Brokerage

FOR SALE

DETACHED

MLS# W13847458

19 Blair Athol Crescent, Toronto, ON M9A 1X6

Princess-Rosehorn, Toronto · M9A 1X6

C\$ 2,488,000

5	3	2,250	8	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

19 Blair Athol Crescent, located in the desirable Princess Anne Manor neighborhood, offers a unique opportunity with its impressive 66 x 130-foot south-facing ravine lot, ideal for soaking up full sun all day in the backyard. This property already has zoning approval for a 5000+ square-foot new build, providing endless possibilities for creating your dream home. The existing raised postmodern-style bungalow features:3+2 bedrooms3 bathrooms A bright and functional layout, perfect for renovation or updating. With its serene ravine setting and prime location, this property is an excellent choice for families or developers looking to renovate the current home or build a stunning custom residence. The potential here is unmatched dont miss the chance to transform this space into something extraordinary. ****EXTRAS**** Home being Sold "As Is Where Is" Condition.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Terraced
- ✓ Wooded/Treed

PROPERTY DETAILS

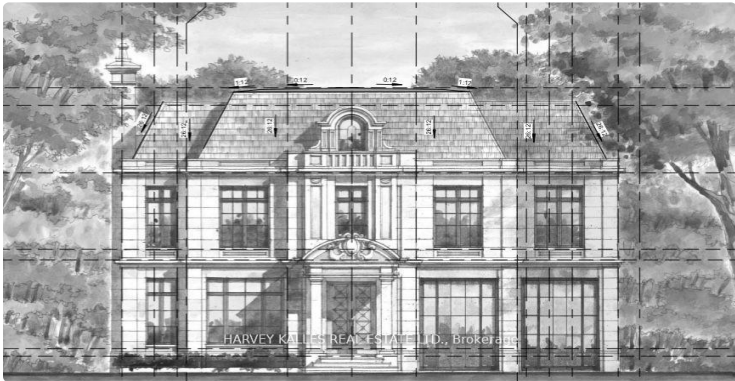
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$9,870
POSTAL CODE	M9A 1X6
NEIGHBOURHOOD	Princess-Rosethorn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Lower	4.69 x 3.94	4 Pc Bath, W/O To Yard
Primary Bedroom	Main	4.76 x 4.85	3 Pc Ensuite, W/W Closet, Hardwood Floor
Laundry	Lower	—	Combined w/Workshop

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Lower	4.57 x 2.90	Closet
Game Room	Lower	6.40 x 4.62	W/O To Garage
Bedroom	Main	4.40 x 3.05	Overlook Patio, Walk-In Closet(s), Hardwood Floor
Kitchen	Main	4.78 x 4.73	B/I Appliances, Combined w/Family
Bedroom	Main	3.83 x 3.00	4 Pc Bath, Closet, Hardwood Floor
Recreation	Lower	7.21 x 4.45	Stone Fireplace
Dining Room	Main	4.45 x 3.83	W/O To Patio, Hardwood Floor, Pot Lights
Living Room	Main	7.01 x 4.34	Hardwood Floor, W/O To Deck, Combined w/Dining
Family Room	Main	5.75 x 4.50	Fireplace, Hardwood Floor, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.