



FOR SALE

DETACHED

MLS# W13850472

# 627 Caledonia Road, Toronto, ON M6E 4V7

Briar Hill-Belgravia, Toronto · M6E 4V7

C\$ 774,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 600   | 5       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Updated and well maintained, this home offers exceptional value with rare features including ample parking and an oversized garage. Ideal for first-time buyers or savvy investors; the property is situated in a highly desirable location with strong long-term upside. A very functional layout maximizes both comfort and usability, featuring a separate entrance to a renovated basement with impressive ceiling height and above-grade windows, creating a versatile space as in law suite. Recent upgrades include newer windows, doors and roof shingles, enhancing both efficiency and curb appeal. Enjoy the convenience of a private driveway, oversized garage, and walking distance to the LRT and future GO Station, making commuting effortless. Surrounded by great shops, restaurants, schools, and parks, and just moments from the scenic York Beltline Trail-perfect for outdoor enthusiasts. A versatile opportunity in a sought-after neighborhood-move in, rent out, or invest for the future.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Detached             |
| LISTING STATUS | For Sale             |
| STYLE          | Bungalow-Raised      |
| PROPERTY TYPE  | Detached             |
| BASEMENT       | Walk-Up              |
| FACING         | East                 |
| AREA RANGE     | < 700 sqft           |
| PARKING        | 5 spaces             |
| ANNUAL TAX     | \$3,416              |
| POSTAL CODE    | M6E 4V7              |
| NEIGHBOURHOOD  | Briar Hill-Belgravia |

## ROOM BREAKDOWN

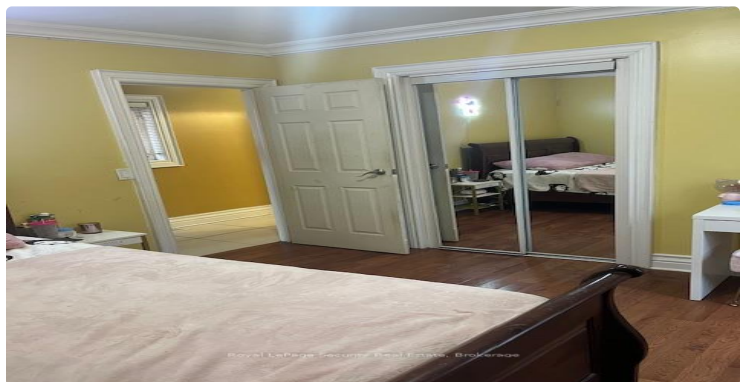
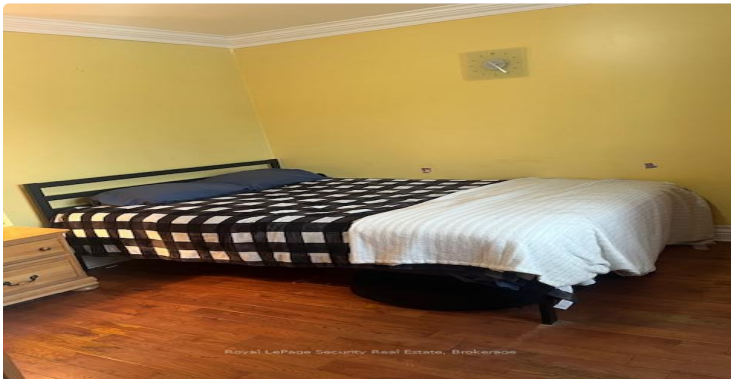
| ROOM            | LEVEL | DIMENSIONS | FEATURES                                     |
|-----------------|-------|------------|----------------------------------------------|
| Living Room     | Main  | —          | Tile Floor, Combined w/Kitchen, Open Concept |
| Kitchen         | Main  | —          | Tile Floor, Combined w/Living, Open Concept  |
| Primary Bedroom | Main  | —          | Hardwood Floor                               |
| Bedroom 2       | Main  | —          | Hardwood Floor                               |

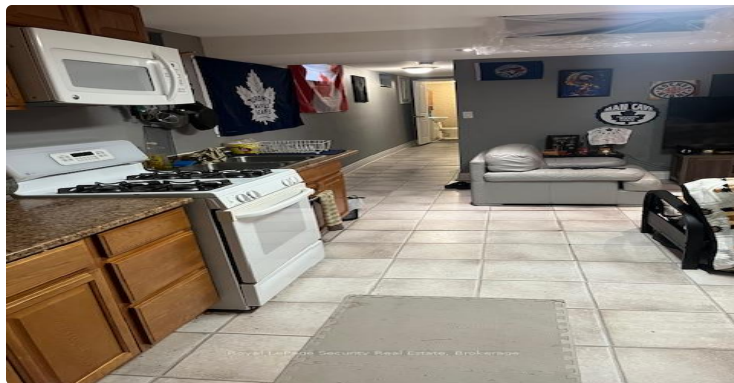
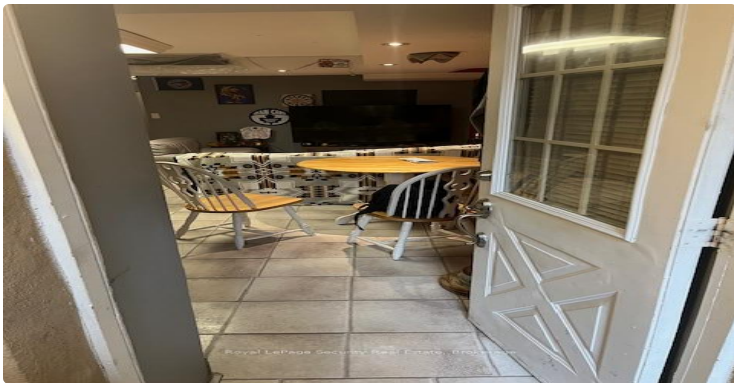
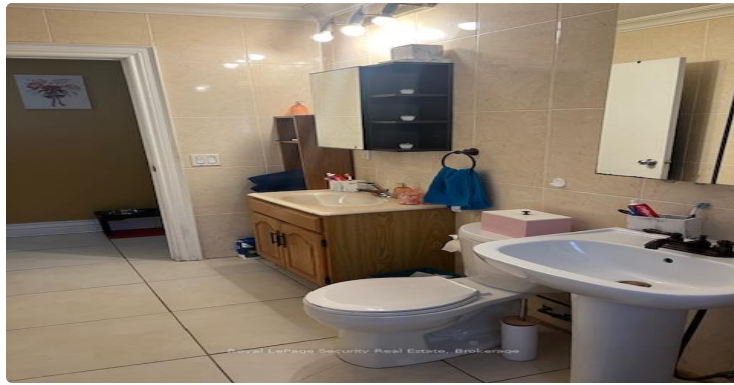
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| ROOM        | LEVEL    | DIMENSIONS | FEATURES                        |
|-------------|----------|------------|---------------------------------|
| Living Room | Basement | —          | Vinyl Floor, Combined w/Kitchen |
| Kitchen     | Basement | —          | Vinyl Floor, Combined w/Living  |
| Bedroom     | Basement | —          | Vinyl Floor, Above Grade Window |

## GALLERY





## LISTING AGENT

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ROYAL LEPAGE SECURITY REAL ESTATE

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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.