



FOR SALE

DETACHED

MLS# W13852750

161 Westminster Avenue, Toronto, ON M6R 1N8

High Park-Swansea, Toronto · M6R 1N8

C\$ 3,200,000

6	3	2,750	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to your forever home in prime High Park! Nestled on a quiet, picture-perfect, tree-lined street in one of Toronto's most coveted family neighbourhoods, this magnificent 3-storey detached masterpiece seamlessly blends timeless historic elegance with exceptional upgrades. From the moment you arrive, exquisite preserved details, including original stained glass accents, classic architectural charm, meticulous care warm the soul while top-tier mechanical systems ensure complete long-term peace of mind. Built on a rock solid foundation w/superior waterproofing, a Lifetime Slate Roof, updated 200-amp electrical service, a high-efficiency boiler & an on-demand hot water system, this property has been exceptionally maintained from top to bottom. This home offers 5 spacious bedrms, 4 upstairs & 1 ideally situated on the main flr, providing abundant room and flexibility for a growing family. The L/R serves as a cozy centrepiece, anchored by a traditional wood-burning fireplace. Culinary enthusiasts will adore the chef's kitchen, fully custom-designed w/solid cherry wood cabinetry, sitting area & Caesar-stone countertops,& premium appliances featuring Jenn-Air gas cooktop, microwave, B/I oven & warming drawer. Upstairs, the primary bedroom suite acts as a peaceful sanctuary, complete with its own wood-burning fireplace, a sitting area & a private w/o terrace. The 2nd floor laundry room opens directly onto a sun-drenched, south-facing large terrace overlooking the serene neighbourhood. The lower level extends your living space even further with a fully finished basement apartment & its own dedicated separate entrance. Perfectly suited as an expansive in-law suite, multi-generational retreat, or a high-demand rental unit, this versatile suite provides endless potential. Complete with a rare detached 2-car garage, this rare gem sits just steps from the lush green trails of High Park, top-rated schools, vibrant local cafes & transit, offering a masterclass in Toronto Living

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School Bus Route
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	South
AGE	100+ years
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,633
POSTAL CODE	M6R 1N8
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

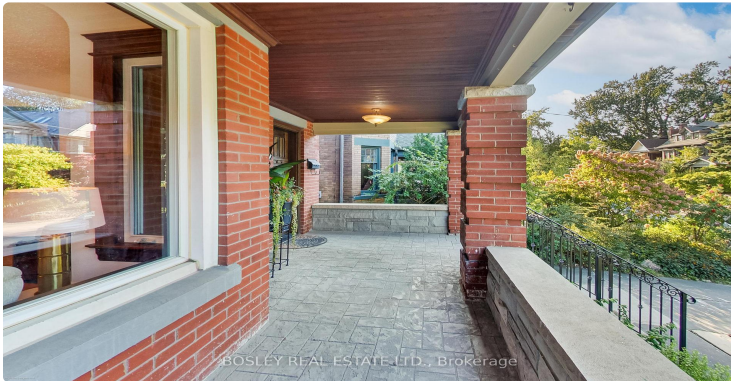
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Separate Room
Living Room	Ground	4.40 x 3.60	Hardwood Floor, Brick Fireplace, Separate Room
Dining Room	Ground	4.40 x 2.80	Hardwood Floor, French Doors, Separate Room
Dining Room	Main	—	Hardwood Floor, Pocket Doors, Separate Room
Kitchen	Ground	5.30 x 2.60	Hardwood Floor, Eat-in Kitchen, Double Sink
Kitchen	Main	—	Centre Island, Stainless Steel Appl, B/I Shelves
Primary Bedroom	Ground	4.30 x 3.00	Hardwood Floor, Large Closet, Separate Room
Mud Room	Main	—	Marble Floor, B/I Shelves, W/O To Yard
Living Room	Second	4.40 x 3.60	Hardwood Floor, Brick Fireplace, Separate Room
Bedroom	Main	—	Hardwood Floor, Closet, Window

102 Westminster Avenue, Toronto, ON M6R 1N8

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Second	4.40 x 2.80	Hardwood Floor, French Doors, Separate Room
Bedroom	Second	—	Hardwood Floor, Combined w/Sitting, W/O To Terrace
Kitchen	Second	5.30 x 2.60	Hardwood Floor, Eat-in Kitchen, Double Sink
Sitting	Second	—	Hardwood Floor, Combined w/Br, Fireplace
Primary Bedroom	Second	4.30 x 3.00	Hardwood Floor, Large Closet, Separate Room
Bedroom	Second	—	Hardwood Floor, Window
Kitchen	Third	5.30 x 2.60	Hardwood Floor, Eat-in Kitchen, Double Sink
Laundry	Second	—	Stone Floor, B/I Shelves, W/O To Terrace
Bedroom	Third	—	Hardwood Floor, Closet, Large Window
Bedroom	Third	—	Hardwood Floor, Closet, Window
Recreation	Basement	—	Wood, Closet, Window
Bedroom	Basement	—	Wood, Closet, Window
Kitchen	Basement	—	Porcelain Floor, Eat-in Kitchen, W/O To Yard
Laundry	Basement	—	Tile Floor, Separate Room, Laundry Sink
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GALLERY





LISTING AGENT

Pavel Shaganenko

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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.