



KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

DETACHED

MLS# W13853026

53 Bowie Avenue, Toronto, ON M6E 2P4

Briar Hill-Belgravia, Toronto · M6E 2P4

C\$ 889,000

3	2	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 53 Bowie Avenue - a thoughtfully laid-out 2+1 bedroom, 2-bathroom home offering a private driveway, and a separate-entry finished basement. Step inside to a welcoming foyer that provides a practical landing spot for shoes, coats and everyday essentials before opening into the main living spaces. The spacious living room is anchored by a beautiful gas fireplace, creating a warm and inviting centre to the home and an ideal space to relax. The upgraded kitchen brings a fresh, modern feel with quartz countertops and a functional layout that makes everyday cooking and hosting easy. Just off the kitchen, the bright sunroom currently used as a dining area provides a versatile extension of the living space, with a walkout to the backyard that brings in plenty of natural light and offers a great spot for morning coffee. The main level also features two comfortable bedrooms and a well-appointed bathroom, offering a practical layout with a good separation between living and sleeping spaces. Downstairs, the finished basement adds valuable flexibility with a separate kitchen and private entrance. Whether you're looking for space for extended family, a dedicated home office, additional living quarters or rental potential. Outside, the private driveway is a standout feature and a true convenience in the city, providing dedicated parking right at home - a rare find in this pocket of Toronto. The exterior has also been freshly painted, while the newer roof adds further peace of mind. And then there's the location. Situated in a vibrant Toronto neighbourhood surrounded by parks, schools, transit, shops, restaurants and everyday amenities, 53 Bowie Ave puts you close to everything you need while still offering the comfort of a residential setting. A smart layout, flexible lower-level space, private parking and a location that makes city living easy - welcome home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

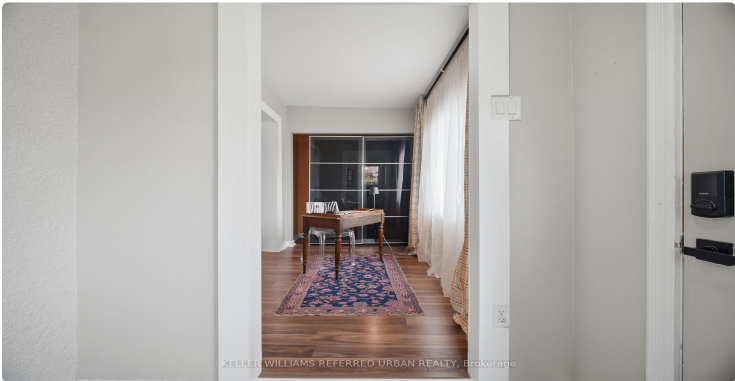
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$3,620
POSTAL CODE	M6E 2P4
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Window
Living Room	Ground	—	Laminate, Crown Moulding, Electric Fireplace
Dining Room	Ground	—	Laminate, Skylight, W/O To Deck
Kitchen	Ground	—	Ceramic Floor, Quartz Counter, Double Sink
Primary Bedroom	Ground	—	Laminate, Mirrored Closet, Ceiling Fan(s)
Bedroom 2	Ground	—	Laminate, Crown Moulding, Window
Den	Ground	—	Laminate, Double Closet, Window
Living Room	Basement	—	Laminate, Walk-Out
Kitchen	Basement	—	Laminate, Above Grade Window, Ceramic Backsplash
Bedroom 3	Basement	—	Laminate, Above Grade Window
Laundry	Basement	—	Vinyl Floor, Laundry Sink
Cold Room/Cantina	Basement	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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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.