



FOR SALE

DETACHED

MLS# W13867564

27 Nipissing Drive, Toronto, ON M9B 4V4

Islington-City Centre West, Toronto · M9B 4V4

C\$ 899,000

4	1	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Opportunity in the Heart of Bloor & Kipling, 27 Nipissing Dr presents an exciting opportunity to own a 4-bedroom bungalow on a generous 44.33 ft x 110.50 ft lot in one of Etobicoke's most strategically positioned neighbourhoods. Set within a mature, established community surrounded by parks, schools, shopping and transit, this property offers the flexibility to move in, renovate, build or hold for the future. The existing bungalow provides a solid starting point for those looking to create a personalized family home, while the substantial lot and location make this a compelling opportunity for builders, renovators and long-term investors. Prime LOCATION- Just minutes from Kipling and Islington subway stations, the property is positioned near Etobicoke Centre, an area identified by the City of Toronto's Official Plan for significant residential and employment growth, increased density and continued evolution as a vibrant, transit-oriented mixed-use centre. A beautifully established neighbourhood with the convenience of transit, schools, parks and amenities close at hand.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

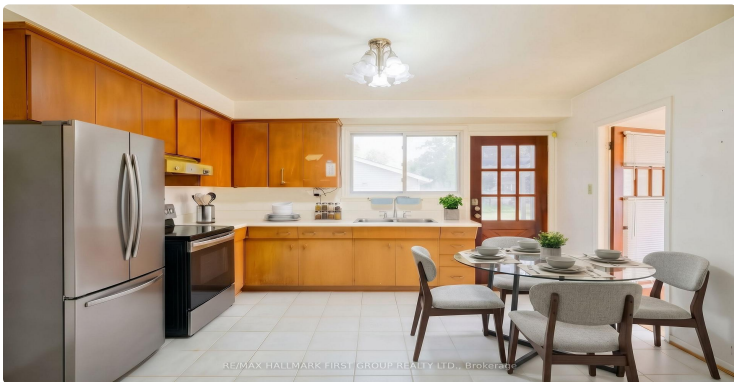
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,580
POSTAL CODE	M9B 4V4
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Large Window
Kitchen	Main	—	Eat-in Kitchen, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Closet, Hardwood Floor, Window
Bedroom 2	Main	—	Closet, Hardwood Floor, Window
Bedroom 3	Main	—	Hardwood Floor, Walk-Out, Closet
Bedroom 4	Main	—	Closet, Window, Hardwood Floor
Recreation	Basement	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.