



FOR SALE

DETACHED

MLS# W13869686

164 Morningside Avenue, Toronto, ON M6S 1E3

High Park-Swansea, Toronto · M6S 1E3

C\$ 2,995,000

6	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity in the heart of sought-after Swansea. Situated on the only cul-de-sac directly off South Kingsway, this beautifully updated detached two-storey home sits on an exceptional 48 x 150 ft lot with a rare ravine setting in both the front and rear, offering privacy and natural surroundings that are seldom found in the city. Offering nearly 3000 sq ft above grade, this spacious family home features 4 generous bedrooms, a main floor office, and 4 full bathrooms, providing an ideal layout for growing families. The renovated kitchen serves as the heart of the home, complete with a large centre island, ample storage, and a walk-in pantry with second oven, perfect for entertaining or extended family needs. A dedicated main floor office provides flexibility for work-from-home living. The finished basement with separate entrance offers excellent versatility with nanny or in-law suite potential, along with additional recreation space for family enjoyment. Step outside to your own private backyard retreat, featuring a heated swimming pool and a deep lot backing onto ravine greenery, ideal for relaxing or entertaining throughout the summer months. This home has benefited from recent renovations and continued care, reflecting pride of ownership throughout. The single detached garage and driveway parking for three vehicles provide added everyday convenience. Located in one of West Toronto's most desirable family neighbourhoods, close to top-rated schools, parks, transit, and the shops and restaurants of Bloor West Village, with convenient access to major routes including the Gardiner Expressway. A rare offering combining location, privacy, and family-friendly living in one exceptional property.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Public Transit
- ✓ Ravine
- ✓ Wooded/Treed

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$13,958
POSTAL CODE	M6S 1E3
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX PROFESSIONALS INC.
164 Morningside Avenue, Toronto, ON M6S 1E3				

Foyer	Main	—	Tile Floor, B/I Closet
Living Room	Main	—	Hardwood Floor, Fireplace, Pot Lights
Dining Room	Main	—	Hardwood Floor, B/I Shelves, Pot Lights
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Quartz Counter
Breakfast	Main	—	Hardwood Floor, Pot Lights, W/O To Yard
Office	Main	—	Hardwood Floor, Closet, Large Window
Primary Bedroom	Second	—	Walk-In Closet(s), 3 Pc Ensuite, Juliette Balcony
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Large Window
Family Room	Basement	—	Tile Floor, Wet Bar, Walk-Up
Exercise Room	Basement	—	Tile Floor, B/I Shelves, Double Closet
Recreation	Basement	—	Tile Floor, Pot Lights, Combined w/Rec
Laundry	Basement	—	Laundry Sink, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

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.