



FOR SALE

DETACHED

MLS# W13878730

309 Willard Avenue, Toronto, ON M6S 3R1

Runnymede-Bloor West Village, Toronto · M6S 3R1

C\$ 2,980,000

5	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled on the best block of Willard Avenue, just steps from Bloor Street West, this stunningly renovated 4+1 bedroom family home sits on an exceptionally deep 25x156 ft lot in the heart of coveted Bloor West Village. Rich wood details and warm character harmonize with top-tier modern upgrades throughout. The main level showcases 5-inch oak floors, a cozy living room with a wood-burning fireplace with limestone surround & stained-glass bay window, and a formal dining room framed by elegant French doors. Entertain seamlessly using the dedicated servery-complete with pocket door, built-in cabinetry, a sink, and a beverage fridge-which connects into the dining room. The true chef's kitchen is outfitted with granite countertops, a center island with a breakfast bar, a 5 burner Viking gas stovetop, dual ovens, and deep storage cabinetry. The kitchen opens directly into a bright family room anchored by a gas fireplace and built-ins, with a walk-out to a magnificent bi-level deck featuring a barbecue station with stainless steel counter, all overlooking a deep, lush backyard with fabulous lighting. Truly an entertainer's delight! Upstairs, matching sleek bamboo floors flow throughout, leading to 4 generously sized bedrooms and a dedicated home office space. The primary suite serves as a private retreat with an enviable wall of closets, a large picture window framing serene backyard views, and a 4-piece ensuite equipped with heated floors and a skylit shower. The sprawling lower level offers incredible versatile living space, including a generous recreation room with a mini-kitchenette ideal for movie nights and popcorn, a 3-piece washroom, and a private guest bedroom. With its separate side entrance, the basement provides ideal nanny or in-law suite potential along with oodles of extra storage space. Unbeatable location meets turnkey luxury-enjoy immediate proximity to the subway, premier local schools, and all the vibrant shops, cafes & amenities of Bloor West Village.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit

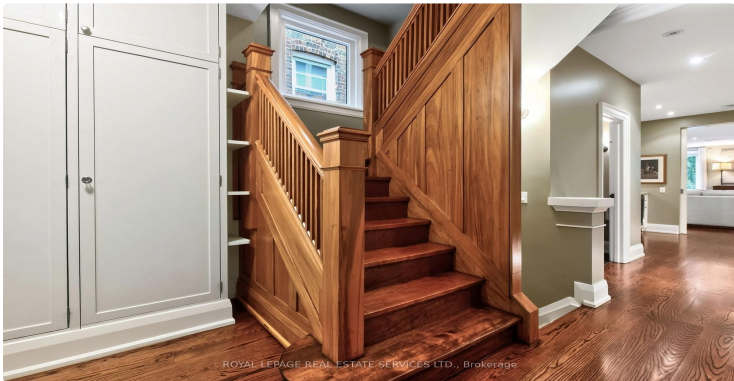
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$10,927
POSTAL CODE	M6S 3R1
NEIGHBOURHOOD	Runnymede-Bloor West Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Bay Window
Dining Room	Main	—	Hardwood Floor, French Doors, Pot Lights
Kitchen	Main	—	Hardwood Floor, Centre Island, Granite Counters
Family Room	Main	—	Gas Fireplace, B/I Bookcase, W/O To Deck
Pantry	Main	—	Hardwood Floor, Pocket Doors, B/I Shelves
Primary Bedroom	Second	—	Bamboo, 4 Pc Ensuite, Picture Window
Bedroom	Second	—	Bamboo, Double Closet
Bedroom	Second	—	Bamboo, Closet
Bedroom	Second	—	Bamboo, Double Closet
Office	Second	—	Bamboo, Pocket Doors, B/I Desk
Bedroom	Lower	—	Broadloom, W/W Closet, Above Grade Window
Recreation	Lower	—	Broadloom, B/I Bookcase, Above Grade Window
Other	Lower	—	Stainless Steel Sink, B/I Shelves
Laundry	Lower	—	Stainless Steel Sink, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.