



FOR SALE

DETACHED

MLS# W13879430

74 Cannon Road, Toronto, ON M8Y 1S1

Stonegate-Queensway, Toronto · M8Y 1S1

C\$ 1,297,777

4	2	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Opportunity in a Fantastic Location! Discover the incredible potential of this charming home, ideally situated in one of Toronto's most desirable and vibrant neighbourhoods, just minutes from the popular Bloor West Village, known for its boutique shops, excellent restaurants, cozy cafés, and wonderful community atmosphere. Offered for sale as part of an estate, this vacant property is easy to show, with offers welcome at any time. The home retains much of its original character, with some updates to the kitchen and bathroom. While it offers an excellent opportunity for renovation and modernization, it is also perfectly suitable for someone wishing to move in and make improvements over time. Adding to its appeal, the home features a finished basement with a separate entrance, offering excellent potential for rental income or extended family living. The generous lot may also accommodate a future garden suite, subject to municipal approvals, creating even more possibilities for homeowners and investors alike. The real attraction is the property's outstanding location and tremendous potential. Whether you're a first-time buyer, renovator, investor, or someone dreaming of creating a personalized home in an established neighbourhood, this property offers exciting possibilities. Enjoy the convenience of nearby shopping, dining, parks, and recreational amenities. Best of all, Lake Ontario and its beautiful waterfront walking and cycling promenade are approximately five minutes away by bicycle. Homes with this combination of location, lifestyle, and potential are increasingly difficult to find. Bring your imagination, explore the possibilities, and make this home your own!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

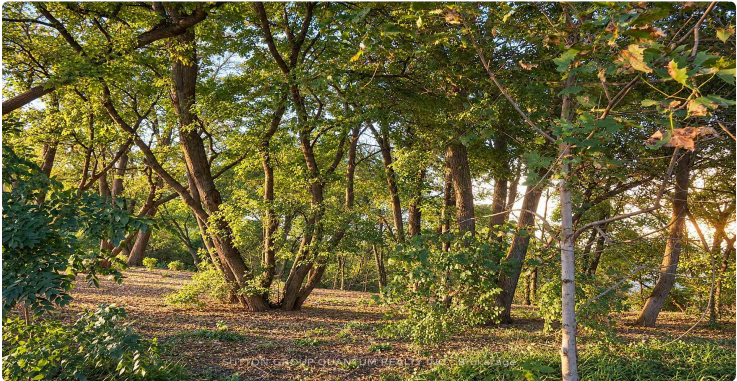
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$5,211
POSTAL CODE	M8Y 1S1
NEIGHBOURHOOD	Stonegate-Queensway

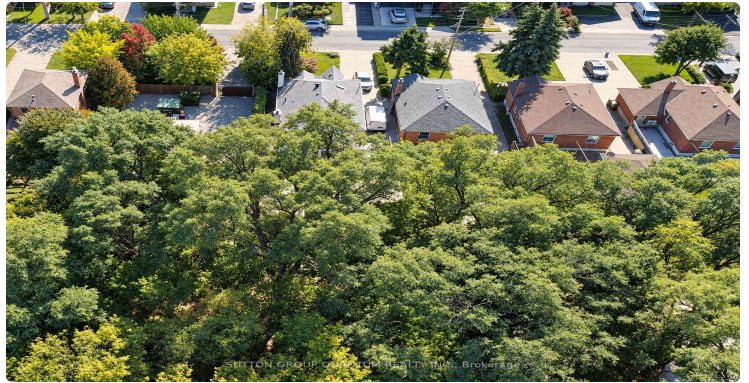
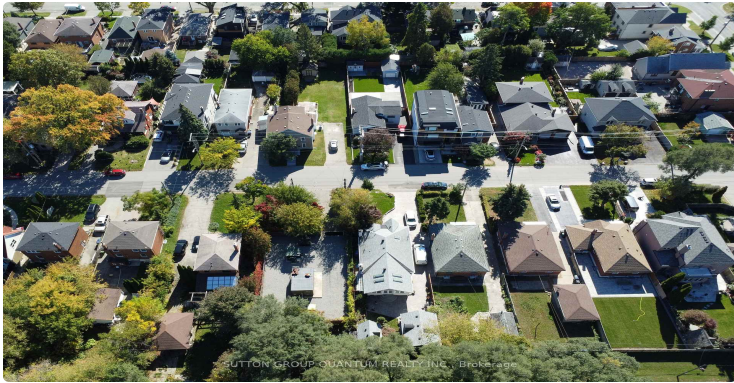
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Ground	4.48 x 3.99	—
Dining Room	Ground	3.29 x 2.60	—
Kitchen	Ground	3.08 x 2.99	—
Primary Bedroom	Ground	3.93 x 3.38	—
Bedroom 2	Ground	3.69 x 3.06	—
Bedroom 3	Ground	3.10 x 2.91	—
Kitchen	Basement	6.80 x 5.27	—
Recreation	Basement	7.55 x 4.87	—

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.