



FOR SALE

DETACHED

MLS# W13880634

# 155 Ascot Avenue, Toronto, ON M6E 1G5

Corso Italia-Davenport, Toronto · M6E 1G5

C\$ 849,000

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

## ABOUT THIS PROPERTY

Welcome to this charming and beautifully maintained detached home in the heart of Toronto's vibrant Corso Italia neighbourhood. This two storey detached home was recently painted throughout in a modern, neutral colour. The property seamlessly blends classic charm with tasteful contemporary upgrades, including newly installed faucets and elegant light fixtures. Enjoy a bright living room overlooking the front lawn, a large formal dining room with dedicated closet storage, and a large, welcoming eat-in kitchen overlooking the rear yard. A private sunroom offers the perfect cozy space for a home office, reading nook, or morning coffee. The upper level layout features two comfortable bedrooms and bathroom. The mostly finished lower level boasts excellent income or in-law suite potential, complete with a separate entrance, a second kitchen, full washroom and a cold storage room. The expansive, fully fenced backyard is perfect for outdoor hosting, gardening, and ideal when entertaining family and friends. A rear garage provides secure parking and storage with convenient laneway access. The front yard offers excellent potential to convert into an additional legal parking pad. This home offers exceptional conveniences. You are just steps from vibrant St. Clair Ave West, where you can indulge in artisan bakeries, cozy local cafes, and boutique shopping, recreational facilities, and exceptional neighborhood schools and public transit.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished, Walk-Up      |
| FACING         | South                  |
| AREA RANGE     | 1100-1500 sqft         |
| PARKING        | 2 spaces               |
| ANNUAL TAX     | \$4,430                |
| POSTAL CODE    | M6E 1G5                |
| NEIGHBOURHOOD  | Corso Italia-Davenport |

## ROOM BREAKDOWN

| ROOM      | LEVEL | DIMENSIONS | FEATURES                                            |
|-----------|-------|------------|-----------------------------------------------------|
| Kitchen   | Main  | —          | Combined w/Br, Ceramic Floor, Overlooks Garden      |
| Breakfast | Main  | —          | Combined w/Kitchen, Ceramic Floor, Overlooks Garden |

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| ROOM            | LEVEL | DIMENSIONS | FEATURES                                          |
|-----------------|-------|------------|---------------------------------------------------|
| Dining Room     | Main  | —          | Ceramic Floor, Closet                             |
| Living Room     | Main  | —          | Separate Room, Ceramic Floor, Overlooks Frontyard |
| Sunroom         | Main  | —          | Ceramic Floor, Window                             |
| Primary Bedroom | Upper | —          | Parquet, Large Window, Overlooks Frontyard        |
| Bedroom 2       | Upper | —          | Parquet, Window, Overlooks Backyard               |

GALLERY





## LISTING AGENT

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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.