



FOR SALE DETACHED MLS# W14008660

1098 Kipling Avenue, Toronto, ON M9B 3M2

Islington-City Centre West, Toronto · M9B 3M2

C\$ 1,599,000

4	4	1,750	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome home to a lovingly upgraded and maintained residence, perfectly calibrated for contemporary family living. 1098 Kipling Ave greets you with a stately circular drive, mature landscaping, and a timeless facade on a deep 132 x 53 ft lot. Inside, the spacious living and dining rooms are both framed by charming bay windows, with hardwood flooring throughout. Enjoy relaxing evenings by the cozy living room electric fireplace. The open L-shaped kitchen is functionally configured for both cooking and entertaining with a large centre island, granite countertops and lots of cabinetry. Natural light floods the bow-window family room, equipped with an adjacent powder room. The backyard brick patio is rigged with low-voltage lighting for dreamy summer al fresco dining, under the majestic old-growth magnolia tree. The enchanting English garden sprawls out in every direction with rolling lawns, hydrangeas and other perennial beds. Mature cedars hedges provide peaceful privacy, while a 7x12 ft wooden shed discreetly conceals garden equipment. Upstairs, three oversized bedrooms are finished with hardwood flooring, large closets and plenty of desk room. The grand primary bedroom was built as an addition and spans over six meters with a 3-piece ensuite. A second upstairs bathroom features a large spa-like jacuzzi. The finished basement offers an additional 914 sf of flexible living space, including an expansive recreation room. The guest bedroom features built-in closets and a full 3-piece ensuite bathroom. Upgrades include: replacement of all wiring, water, and drainage pipes, new roof (2021), installation of furnace UV light, Mainline Full Port ABS Backwater Valve, Calmat Electronic Anti-Scale and Rust Water Treatment System, 7kW solar panels, garage loft storage and built-in shelving. Strategically located minutes from Kipling Stn, Hwy 427 & Gardiner Expwy. Excellent schools nearby and right across from Echo Valley Park & Islington Golf Course. Move in and enjoy!

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,860
POSTAL CODE	M9B 3M2
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Electric Fireplace, Hardwood Floor
Dining Room	Main	—	Bay Window, Combined w/Kitchen, Hardwood Floor
Kitchen	Main	—	Centre Island, B/I Appliances, Granite Counters
Family Room	Main	—	W/O To Patio, Electric Fireplace, Bow Window
Primary Bedroom	Second	—	3 Pc Ensuite, Large Closet, Hardwood Floor
Bedroom 2	Second	—	Walk-In Closet(s), Hardwood Floor
Bedroom 3	Second	—	Closet, Hardwood Floor
Recreation	Basement	—	Above Grade Window, Laminate
Bedroom	Basement	—	B/I Closet, Ceramic Floor, 3 Pc Ensuite
Exercise Room	Basement	—	Laminate, Above Grade Window
Utility Room	Basement	—	—
—	Main	—	—

GALLERY





REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage



REALTY ONE GROUP FLAGSHIP, Brokerage

LISTING AGENT

Pavel Shaganenko

REALTY ONE GROUP FLAGSHIP

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.