



FOR SALE

DETACHED

MLS# W14031070

# 44 Rambert Crescent, Toronto, ON M6S 1E6

High Park-Swansea, Toronto · M6S 1E6

C\$ 2,490,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 2,250 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

A DISTINCTIVE HIGH PARK-SWANSEA HOME, 3 BEDROOMS, 3 BATHROOMS, 2-CAR HEATED GARAGE, OFFERING CHARACTER, PRIVACY, PANORAMIC VIEWS & EXCEPTIONAL LIFESTYLE. Welcome to 44 Rambert Crescent, a truly special family home where timeless character meets modern living. Nestled in sought-after High Park-Swansea, this beautifully updated, sun-filled residence offers approximately 2,000 sq. ft., in a unique, treehouse-inspired setting with breathtaking panoramic views, exceptional privacy, and no neighbour on one side. A dramatic wall of windows fills the home with natural light, while original gumwood detailing and a cozy gas fireplace create a warm, inviting atmosphere rich in character. The spectacular custom-renovated rear addition offers an ideal setting for modern family living and entertaining. A spacious family dining area flows seamlessly into a chef-inspired kitchen featuring a large centre island, abundant cabinetry, and exceptional storage-a welcoming hub for everyday meals and memorable gatherings. Meticulously maintained and thoughtfully updated, this move-in-ready home offers comfort, style, and convenience. A rare neighbourhood advantage is the custom-built, heated two-car garage with high ceilings and extensive additional storage. Enjoy an exceptional walkable lifestyle just steps from the shops, cafés, and restaurants of Bloor West Village. Top-tier schools, beautiful parks, High Park, and rapid transit are all nearby, with convenient access to downtown Toronto. A rare opportunity to enjoy character, space, privacy, and captivating views in one of Toronto's most cherished neighbourhoods. Simply move in and make it home.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ Park
- ✓ Hospital
- ✓ School
- ✓ Wooded/Treed

## PROPERTY DETAILS

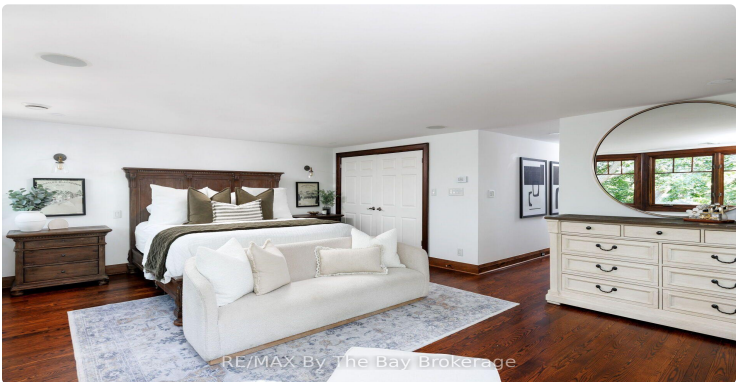
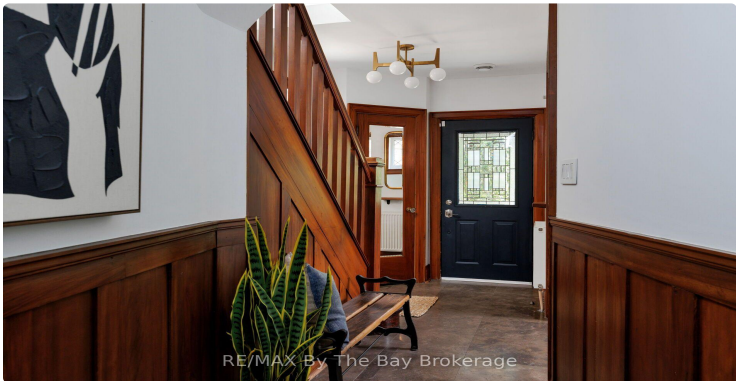
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished, Full    |
| FACING         | West              |
| AREA RANGE     | 2000-2500 sqft    |
| PARKING        | 2 spaces          |
| ANNUAL TAX     | \$9,155           |
| POSTAL CODE    | M6S 1E6           |
| NEIGHBOURHOOD  | High Park-Swansea |

# ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|------|-------|------------|----------|
|------|-------|------------|----------|

|                 |        |   |                                                       |
|-----------------|--------|---|-------------------------------------------------------|
| Living Room     | Main   | — | Gas Fireplace, California Shutters, Hardwood Floor    |
| Dining Room     | Main   | — | French Doors, Picture Window, Hardwood Floor          |
| Kitchen         | Main   | — | Eat-in Kitchen, Combined w/Dining, Overlooks Backyard |
| Primary Bedroom | Second | — | Overlook Greenbelt, Overlook Greenbelt, 4 Pc Ensuite  |
| Bedroom 2       | Second | — | Overlooks Frontyard, Large Closet, Hardwood Floor     |
| Bedroom 3       | Second | — | Closet, Hardwood Floor                                |
| Family Room     | Lower  | — | B/I Bookcase, Above Grade Window, Broadloom           |
| —               | —      | — | —                                                     |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX BY THE BAY BROKERAGE

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