



FOR SALE

DETACHED

MLS# W14032776

37 Cynthia Road, Toronto, ON M6N 2P8

Rockcliffe-Smythe, Toronto · M6N 2P8

C\$ 899,000

3	2	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 37 Cynthia Rd, a detached bungalow in Roselands, at the end of a quiet cul-de-sac directly across from Scarlett Woods Golf Course and steps from the expansive Humber River park and bike trails that go right to Lake Ontario. This 2 plus 1 bedroom home sits on an extra-wide 45 ft x 112 ft lot and suits first-time buyers and downsizers alike. The home has been updated, renovated and freshly painted, with beautiful hardwood floors throughout, pot lights and a bright eat-in kitchen open to the dining area with white shaker cabinets and granite counters. The open-concept main floor has large principal rooms and a lovely spa-inspired bathroom, renovated this year. The spacious primary bedroom has a large window overlooking the private backyard, and the second bedroom opens directly to the backyard deck. Originally a 3-bedroom layout, it was converted into 2 generous bedrooms and can be returned to the original floor plan. A separate side entrance leads to a finished lower level with wide-plank laminate floors and pot lights, a large recreation room, a three-piece bath and an additional bedroom, currently used as a workshop and storage room. Step outside into a private, serene, fully fenced backyard with a low-maintenance Brazilian hardwood deck made for summer dinners. A detached garage and a long private driveway with parking for 5 cars complete the exterior. This move-in-ready home is steps from public transportation, Lambton Golf & Country Club, Scarlett Woods Golf Course, James Gardens and the scenic Humber Trails, and close to the shops along St Clair West, The Stockyards, Old Mill subway station, Hwy 400 and Mount Dennis Station with the UP Express, GO train and Eglinton Crosstown, 16 minutes to Union Station or Pearson Airport. Bloor West Village is a short ride away. Ravine quiet, with the city minutes from your door.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Public Transit
- ✓ School

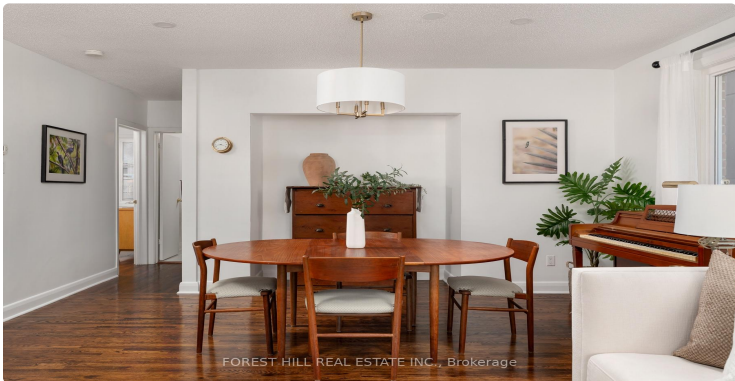
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,721
POSTAL CODE	M6N 2P8
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.81 x 4.63	Pot Lights, Picture Window, Combined w/Dining
Dining Room	Main	6.81 x 4.63	Pot Lights, Combined w/Living
Kitchen	Main	3.52 x 2.45	Granite Counters
Primary Bedroom	Main	5.28 x 2.83	Hardwood Floor, Large Closet
Bedroom 2	Main	3.58 x 3.23	Hardwood Floor, Closet, W/O To Deck
Recreation	Basement	6.18 x 3.18	Large Closet, Laminate
Bedroom	Lower	7.49 x 3.34	—

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.