



FOR SALE

DETACHED

MLS# W14094164

399 Armadale Avenue, Toronto, ON M6S 3X7

Runnymede-Bloor West Village, Toronto · M6S 3X7

C\$ 1,248,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 399 Armadale Avenue! Situated In The Heart Of Bloor West Village, This Charming Detached Two-Storey Home Is Full Of Timeless Character. It Offers Three Bedrooms, Two Bathrooms, And Over 1,400 Sq Ft Of Above-Grade Living Space. Rich In Original Details, The Home Features Hardwood Flooring, Traditional Wood Trim, And Large Windows Throughout. An Enclosed Front Porch Provides A Welcoming Entrance, Leading Into A Spacious Living Room With A Fireplace And Adjoining Dining Room. Together, These Spaces Create A Warm And Inviting Setting For Everyday Living And Entertaining. The Kitchen Features Stainless Steel Appliances, Ample Storage, And Large Windows Overlooking The Backyard, Along With A Walkout To The Rear Deck. Step Outside To A Fully Fenced Backyard Surrounded By Mature Trees And Lush Greenery. This Private Outdoor Retreat Offers Plenty Of Space To Relax, Garden, Or Entertain. The Second Level Features Three Bright Bedrooms, Each With Hardwood Flooring And Closet Space. The Primary Bedroom Enjoys Peaceful Backyard Views And Direct Access To A Four-Piece Semi-Ensuite Bathroom, Which Is Also Accessible From The Main Hallway. The Finished Lower Level Provides Additional Living Space With An Open-Concept Recreation Room, A Second Four-Piece Bathroom, And A Dedicated Laundry Area. Brimming With Character And Offering Plenty Of Opportunity To Make It Your Own, This Is A Wonderful Chance To Put Down Roots In One Of Toronto's Most Desirable Neighbourhoods. Enjoy The Best Of Bloor West Village Living, With Charming Shops, Cafes, Restaurants, And Everyday Amenities Just Moments Away. The Home Is Also Conveniently Located Near Jane Subway Station, Beautiful Neighbourhood Parks, And Excellent Schools, Including Runnymede P.S. And Humberside C.I.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard

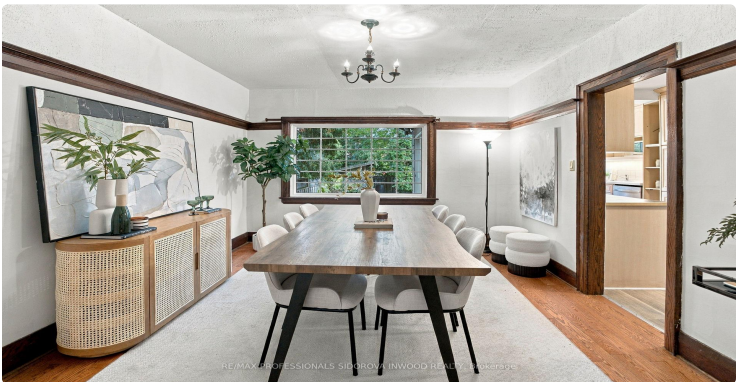
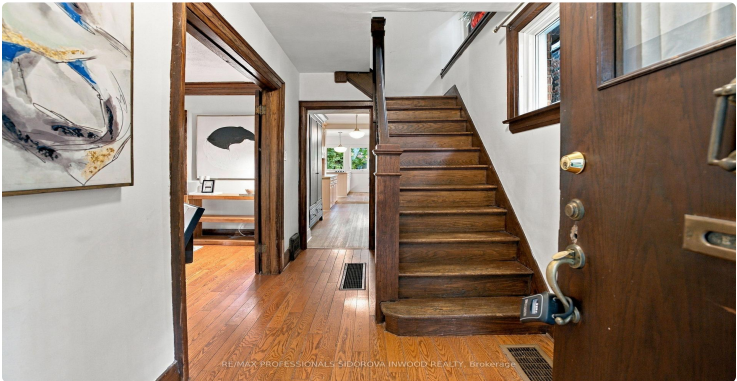
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,646
POSTAL CODE	M6S 3X7
NEIGHBOURHOOD	Runnymede-Bloor West Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Sunroom	Main	—	Window
Living Room	Main	—	Fireplace, Hardwood Floor, Window
Dining Room	Main	—	Hardwood Floor, Window, Overlooks Backyard
Kitchen	Main	—	Breakfast Bar, Stainless Steel Appl, W/O To Deck
Primary Bedroom	Second	—	4 Pc Ensuite, Closet, Overlooks Backyard
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Recreation	Basement	—	Finished, 4 Pc Bath
Laundry	Basement	—	Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY

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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.