



FOR SALE

SEMI-DETACHED

MLS# W14098666

# 17A Cowan Avenue, Toronto, ON M6K 2N1

South Parkdale, Toronto · M6K 2N1

C\$ 1,289,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 1,300 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Situated on one of South Parkdale's most coveted streets, this beautifully updated 2-storey semi-detached home delivers an impressive combination of style, space, and functionality in one of Toronto's most exciting West End neighbourhoods. A welcoming front porch leads into a bright and spacious open-concept main floor, where hardwood floors, exposed brick, and a gas fireplace with custom built-ins create a warm and inviting atmosphere. The generous living and dining areas are ideal for both everyday living and entertaining. The kitchen offers a convenient walkout to a private, low-maintenance backyard, perfect for summer BBQs or relaxing outdoors. A handy main-floor powder room and laundry add to the home's thoughtful design. Upstairs, the spacious primary suite features exposed brick, custom built-in closets, and a private 3-piece ensuite. Two additional generously sized bedrooms and a 4-piece family bathroom complete the second floor, offering plenty of room for a growing family or a home office. The professionally finished lower level is another standout feature, boasting impressive 8-foot ceilings and versatile additional living space. Whether you're looking for a family room, home gym, office, or playroom, there's plenty of flexibility to make it your own. The location is hard to beat! Just steps from Lake Ontario, Liberty Village, and the vibrant Queen West neighbourhood, you're surrounded by some of the city's best restaurants, cafés, independent shops, parks, and waterfront trails. Excellent transit connections and easy access to downtown make getting around a breeze. An ideal opportunity for first-time buyers, young families, or anyone looking for a turnkey home in a fantastic neighbourhood. Big on character, generous on space, and unbeatable on location. This South Parkdale semi delivers!

### FEATURES

- ✓ Basement
- ✓ Fireplace

### PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Semi-Detached  |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Semi-Detached  |
| BASEMENT       | Full, Finished |
| FACING         | West           |
| AREA RANGE     | 1100-1500 sqft |
| ANNUAL TAX     | \$6,522        |
| POSTAL CODE    | M6K 2N1        |
| NEIGHBOURHOOD  | South Parkdale |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                             |
|-------------|-------|------------|--------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Window, Open Concept |

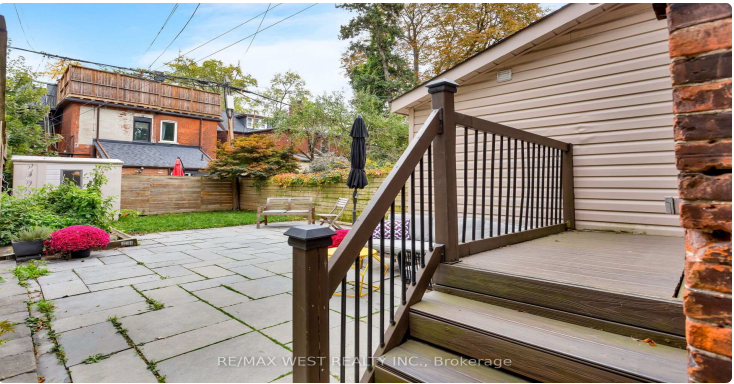
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| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                      |
|-------------|----------|------------|-----------------------------------------------|
| Dining Room | Main     | —          | Hardwood Floor, Window, Pot Lights            |
| Kitchen     | Main     | —          | Hardwood Floor, W/O To Deck, Granite Counters |
| Bathroom    | Main     | —          | Tile Floor, Window, 2 Pc Bath                 |
| Bedroom 3   | Second   | —          | Hardwood Floor, Window, Closet                |
| Bathroom    | Second   | —          | Tile Floor, Above Grade Window, 4 Pc Bath     |
| Bedroom 2   | Second   | —          | Hardwood Floor, Window                        |
| Bedroom     | Second   | —          | Hardwood Floor, Large Window, Closet          |
| Bathroom    | Second   | —          | Tile Floor, 3 Pc Ensuite                      |
| Recreation  | Basement | —          | Laminate, Pot Lights, Open Concept            |

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.