



FOR SALE

SEMI-DETACHED

MLS# W14098736

# 209 Clendenan Avenue, Toronto, ON M6P 2W9

High Park North, Toronto · M6P 2W9

C\$ 1,199,000

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

## ABOUT THIS PROPERTY

Welcome to 209 Clendenan Avenue, a beautifully updated 3-bedroom, 2-bathroom family home with private 2 car parking in the heart of the sought-after High Park neighbourhood. A professionally landscaped front yard and covered front porch welcome you into a spacious open plan living and dining area featuring updated hardwood floors and a cozy gas fireplace. The updated kitchen has a large breakfast bar, and offers a stainless fridge, oven, gas cooktop, and combination microwave, convection & steam oven, together with a Bosch dishwasher, updated hardwood flooring, and plenty of cabinet space. At the back of the home, a bright family room addition features wall-to-wall windows, updated hardwood floors, and a walk-out to a private patio and extra-deep, professionally landscaped private garden - a wonderful setting for relaxing, entertaining and family gatherings. Upstairs, dramatic vaulted ceilings and three skylights create a bright, airy feel. All three bedrooms offer exceptionally generous closet space, including wall-to-wall closets in the primary bedroom. The spacious 5-piece bathroom features double sinks and glass doors enclosing the tub and shower. The lower level has been excavated an additional 1 1/2 feet to provide comfortable ceiling heights and features a large recreation room, a 3-piece bathroom, separate laundry room and plenty of storage. The location is hard to beat, just a short walk away from the shops, cafés and restaurants of Bloor West Village, the subway and the beautiful High Park. There is easy access to the lively Junction and Roncesvalles shopping strips, as well as lakefront parks and scenic walking and cycling trails. Plus, it's located within the sought-after Runnymede Public School and Humberside Collegiate catchment areas. What a wonderful opportunity to enjoy an updated, move-in-ready family home in one of West Toronto's most desirable neighbourhoods!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Ravine
- ✓ Park
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Semi-Detached   |
| LISTING STATUS | For Sale        |
| STYLE          | 2-Storey        |
| PROPERTY TYPE  | Semi-Detached   |
| BASEMENT       | Finished        |
| FACING         | East            |
| AREA RANGE     | 1100-1500 sqft  |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$7,059         |
| POSTAL CODE    | M6P 2W9         |
| NEIGHBOURHOOD  | High Park North |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                              |
|-----------------|--------|------------|-------------------------------------------------------|
| Living Room     | Main   | —          | Hardwood Floor, Open Concept                          |
| Dining Room     | Main   | —          | Gas Fireplace, Hardwood Floor, Open Concept           |
| Kitchen         | Main   | —          | Breakfast Bar, Stainless Steel Appl, Hardwood Floor   |
| Family Room     | Main   | —          | W/O To Patio, Hardwood Floor, Window Floor to Ceiling |
| Foyer           | Main   | —          | Hardwood Floor                                        |
| Primary Bedroom | Second | —          | Vaulted Ceiling(s), W/W Closet                        |
| Bedroom 2       | Second | —          | Vaulted Ceiling(s), Overlooks Garden, Double Closet   |
| Bedroom 3       | Second | —          | Vaulted Ceiling(s), W/W Closet, Skylight              |
| Bathroom        | Second | —          | 5 Pc Bath, Vaulted Ceiling(s), Skylight               |
| Recreation      | Lower  | —          | B/I Shelves                                           |
| Laundry         | Lower  | —          | Separate Room, B/I Shelves                            |
| Bathroom        | Lower  | —          | 3 Pc Bath, Pocket Doors                               |

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.