



T-ONE GROUP REALTY INC., Brokerage

FOR SALE SEMI-DETACHED MLS# W14101742

442 Margueretta Street, Toronto, ON M6H 3S5

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3S5

C\$ 1,599,000

3	4	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Remarkable Transformation in One of Toronto's Most Desirable Neighbourhoods! Originally built in 1911, this century home has been completely reimagined and meticulously rebuilt from top to bottom by luxury builder Betterview Construction, showcasing over \$850,000 in extensive renovations with no expense spared. Renovation permit inspected and passed by City of Toronto. Featuring a brand-new addition, a fully finished walk-up basement underpinned to an impressive 9-ft ceiling height, and striking new brick veneer and stucco that creates a sophisticated, modern exterior. Every detail has been thoughtfully upgraded, including brand-new furnace & AC, R60 insulation, new roof shingles, foundation insulation, fencing, all-new plumbing and electrical with 200-amp service, and a completely redesigned HVAC ductwork system. The home is equipped with premium appliances, including a Frigidaire Professional gas range, refrigerator, dishwasher, plus two sets of washers and dryers for added convenience. Commercial size washer & dryer in basement for large loads! Ideally situated just a short stroll from the subway and steps from Bloor Street's vibrant selection of restaurants, cafes, boutiques and everyday amenities, this property offers the perfect combination of modern luxury and urban convenience. The beautifully finished basement with a separate walk-up entrance provides exceptional flexibility for extended family or potential rental income. A rare opportunity to own a 1911 Toronto home transformed for modern living, where historic character, exceptional craftsmanship, contemporary design and an unbeatable location come together! 5 Min walk to TTC Subway Station, 10 walk to Dufferin Mall, Brand new 90000 SF Wallace Emmerson Community Centre, New Bloor Collegiate High School!!! #1 Ranked St Sebastian Catholic PS.

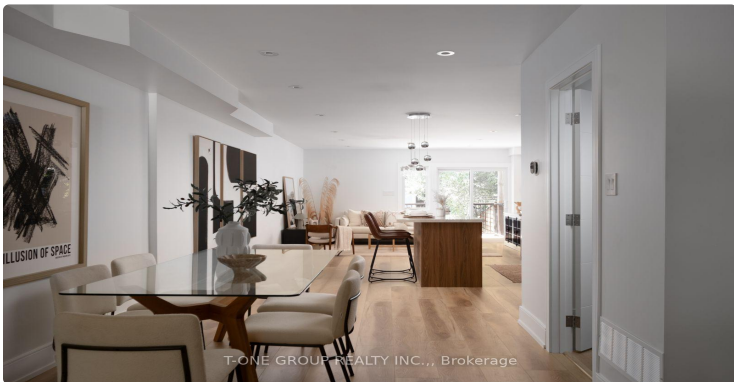
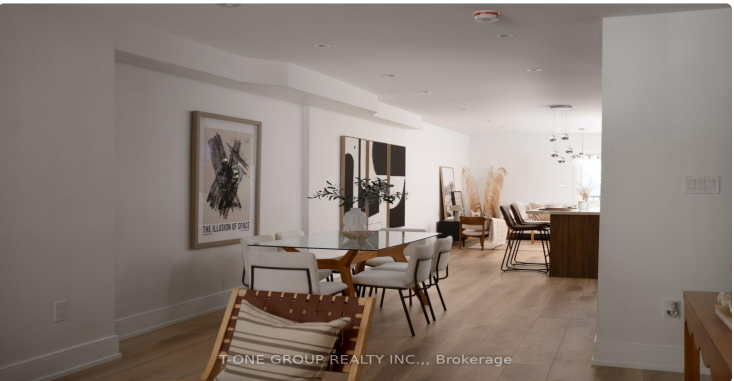
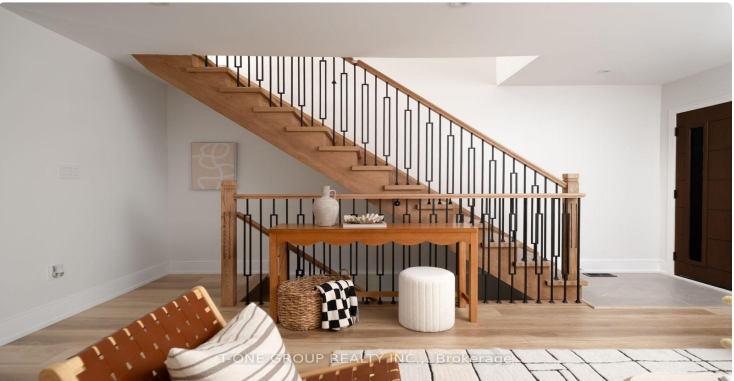
FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Walk-Up, Finished
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$5,064
POSTAL CODE	M6H 3S5
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

Pavel Shaganenko

T-ONE GROUP REALTY INC.,

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.