



FOR SALE

DETACHED

MLS# W14102670

345 Windermere Avenue, Toronto, ON M6S 3L1

High Park-Swansea, Toronto · M6S 3L1

C\$ 1,430,000

3	2	900	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning Fully Renovated 2+1 Bedrooms, 2-Bath Detached Home In Sought-After Swansea/Bloor West Village! Thoughtfully updated by the current owner, this turnkey home blends style, comfort & functionality across 2 finished levels plus a bright finished basement. There's a certain warmth, quality & subtle charm here that comes from thoughtful design & a layout that simply works. The main floor flows naturally from the living room to the adjoining dining area & into a beautifully reimagined kitchen w/ sleek cabinetry, granite counters & backsplash, breakfast bar, quality S/S appliances & a window directly above the sink overlooking the backyard. Hardwood flooring enhances the upper level, while laminate flooring complements the main floor & finished basement, w/ pot lights throughout the home adding a bright, polished feel. Sliding glass doors in the dining room open directly to a generous deck & fully fenced private yard w/ an open green outlook, perfect for entertaining or relaxed weekends. Upstairs are 2 generous bedrooms, including a spacious primary w/ an oversized organized closet & a second bedroom w/ a walk-in closet, plus a renovated 3-piece bath w/ glass-enclosed shower & its own window. The finished lower level offers above-grade windows & a large flexible room ideal as a 3rd bedroom, family/rec room or home office, plus a modern 4-piece bath w/ soaker tub, its own window & convenient walk-up access. Owner has obtained City approval for a proposed front yard parking pad. Acces to backyard through shared driveway offers potential for extra parking. Enjoy a pleasant walk to Runnymede Subway & the trendy shops, cafés & restaurants of Bloor West Village. Surrounded by parks & green space, the home is also w/ in easy reach of majestic High Park, Grenadier Pond, Humber River trails & the Martin Goodman Trail. Nearby schools include Swansea Junior & Senior PS, ÉS Toronto Ouest, Karen Kain School of the Arts, Humberstone CI, & Ursula Franklin Academy.

FEATURES

- ✓ Basement
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ River/Stream
- ✓ School

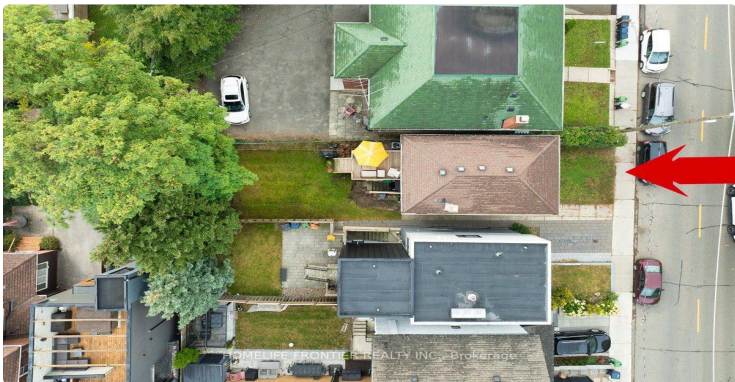
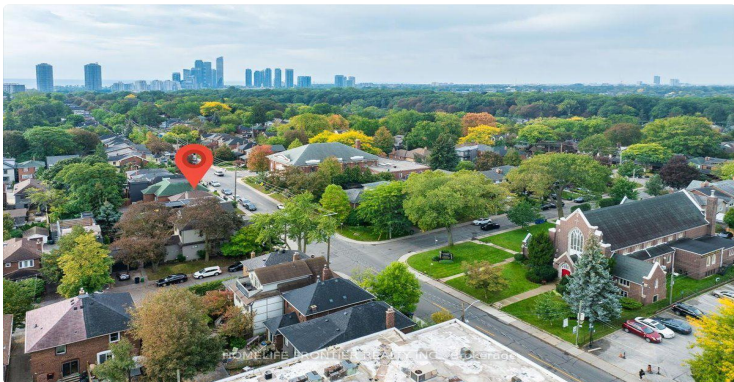
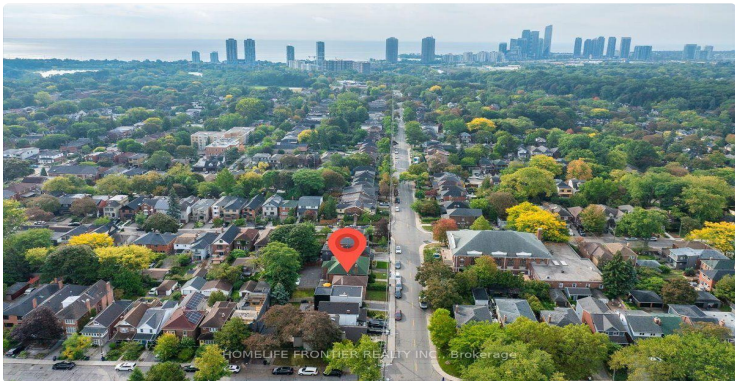
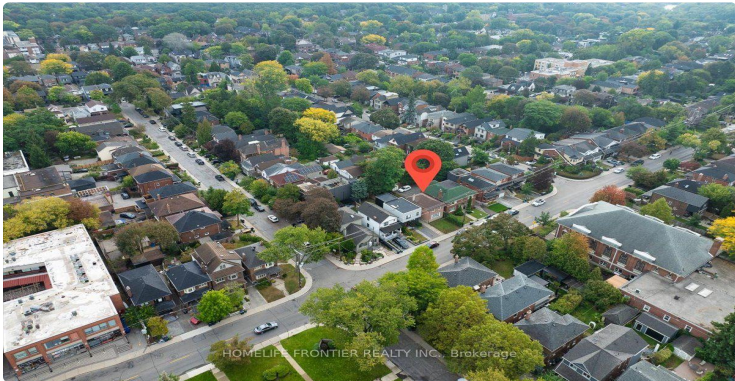
PROPERTY DETAILS

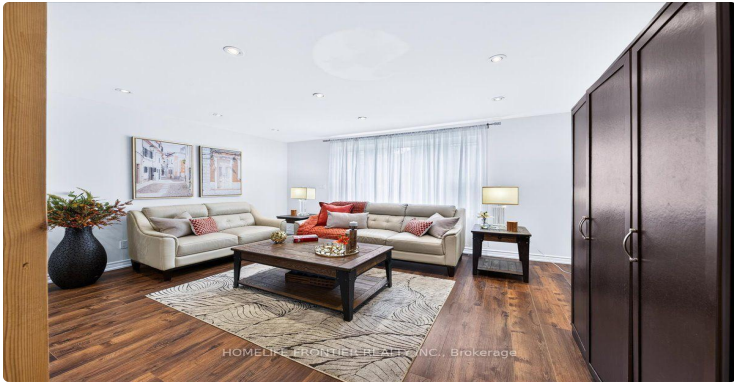
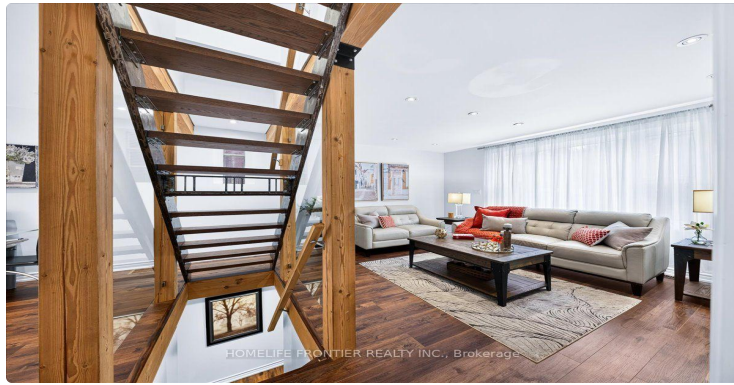
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	East
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$6,229
POSTAL CODE	M6S 3L1
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Pot Lights, Large Window
Dining Room	Main	—	Pot Lights, Sliding Doors, W/O To Deck
Kitchen	Main	—	Breakfast Bar, Granite Counters, Window
Primary Bedroom	Second	—	Hardwood Floor, Closet Organizers, Pot Lights
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), Pot Lights
Bathroom	Second	—	3 Pc Bath, Window, Glass Doors
Recreation	Basement	—	Pot Lights, Above Grade Window, Laminate
Bathroom	Basement	—	4 Pc Bath, Tile Floor, Window
Utility Room	Basement	—	Combined w/Laundry, W/O To Yard

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.