



BABIAK TEAM REAL ESTATE BROKERAGE LTD.

FOR SALE

DETACHED

MLS# W14104274

53 Ardagh Street, Toronto, ON M6S 1Y4

Runnymede-Bloor West Village, Toronto · M6S 1Y4

C\$ 1,299,000

4	3	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A character-filled family home with timeless details in the heart of Bloor West Village. Situated on a 25' x 120' lot, this charming 3+1-bedroom home blends original craftsmanship with thoughtful updates for comfortable family living. A rebuilt wooden front porch welcomes you into a spacious foyer with an elegant switchback staircase, a large coat closet and leaded and stained glass windows. With 9' ceilings, the airy main floor features an inviting living room with a gas fireplace and pot lights, an open-concept kitchen and dining area, and a convenient powder room. A walkout leads to a tiered wood deck with all-day sun. Upstairs, three generously sized bedrooms are complemented by second-floor laundry and a spacious 5-piece family bathroom with a deep original tub, glass shower and double vanity. The finished lower level adds flexibility with a separate side entry, 4 piece bath, kitchen counter and appliance hookups, offering space for extended family or potential rental income. Outside, enjoy the convenience of legal front pad parking and a deep, south-facing backyard with room to play, entertain and explore future garden suite possibilities. Stroll to Beresford Park, Runnymede subway and the shops, cafés and restaurants of Bloor West Village. Families will appreciate the coveted Runnymede Public School and Humberside Collegiate catchments. An exceptional move-in-ready home in Bloor West Village.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,796
POSTAL CODE	M6S 1Y4
NEIGHBOURHOOD	Runnymede-Bloor West Village

ROOM BREAKDOWN

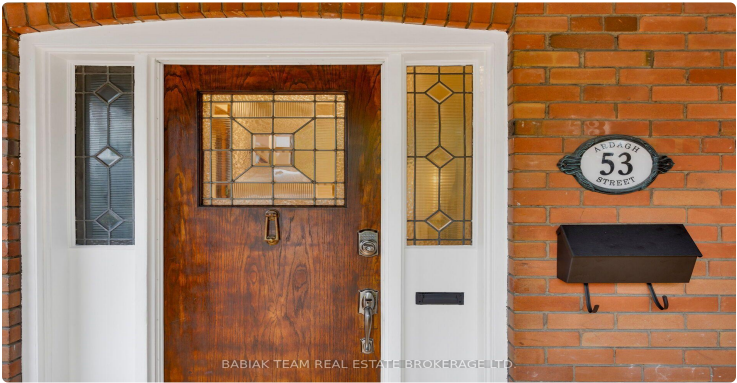
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace

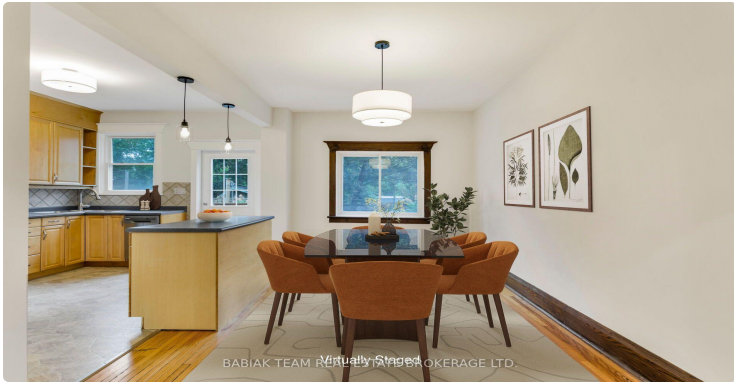
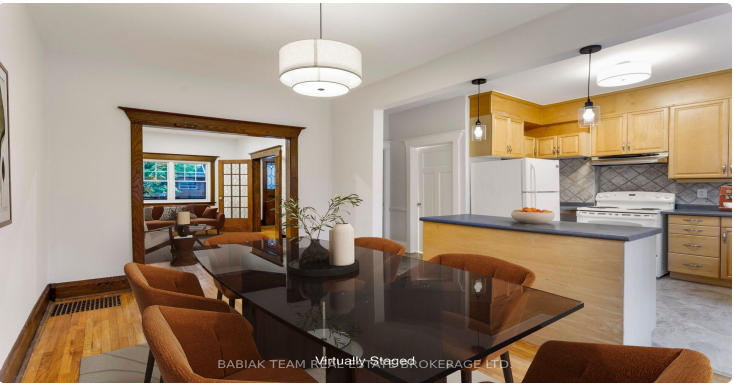
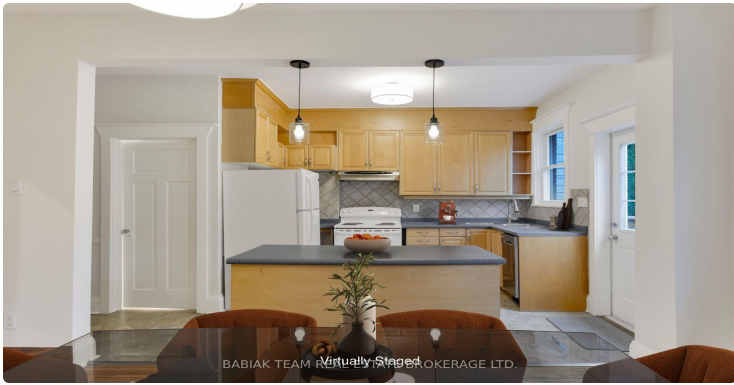
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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Kitchen
Kitchen	Main	—	Centre Island, W/O To Deck
Primary Bedroom	Second	—	Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor
Office	Basement	—	—
Recreation	Basement	—	—
—	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

BABIAK TEAM REAL ESTATE BROKERAGE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.