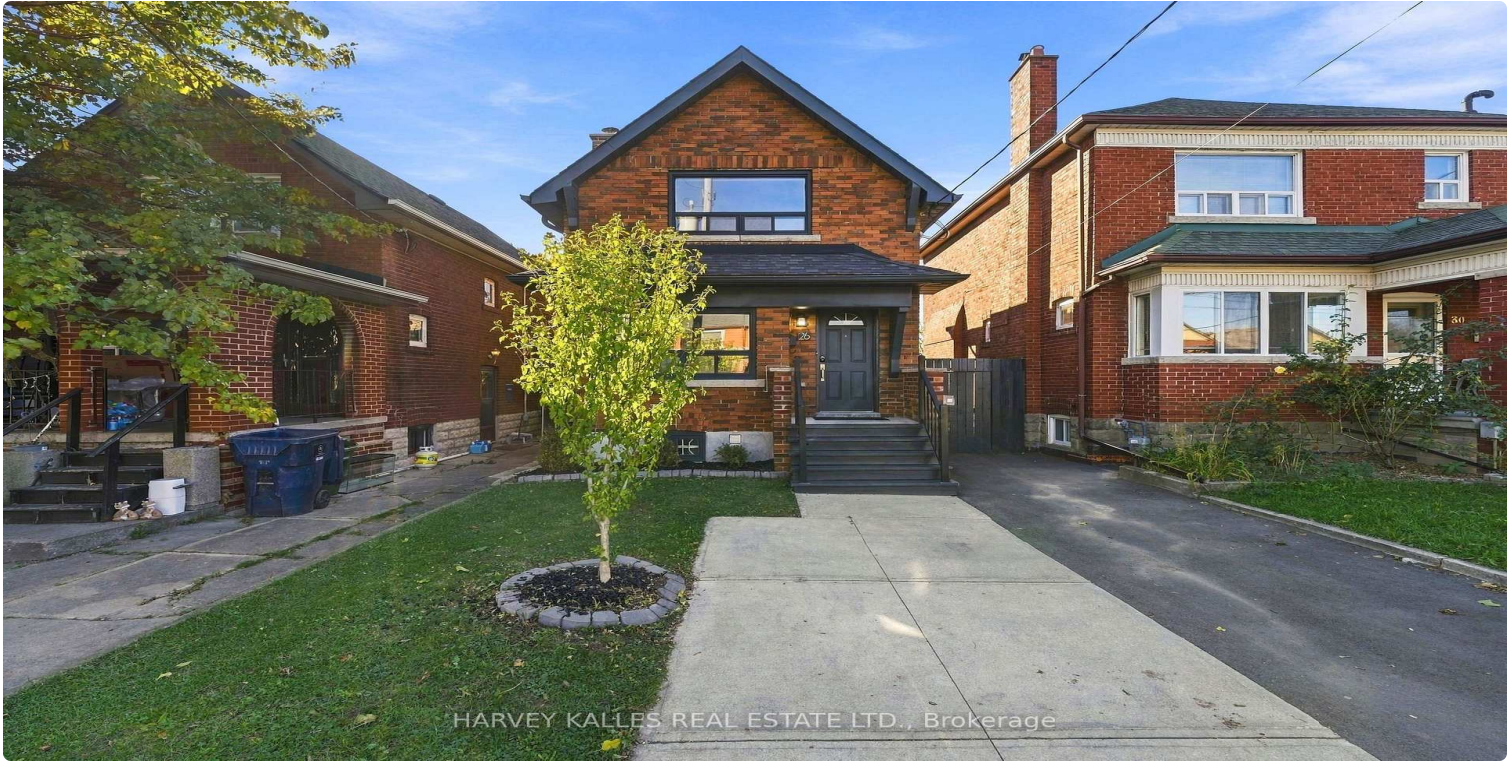




FOR SALE

DETACHED

MLS# W14116554

26 Miranda Avenue, Toronto, ON M6E 4G2

Briar Hill-Belgravia, Toronto · M6E 4G2

C\$ 999,000

3	2	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Steps to the Beltline Trail and Fairbank Station on the newly opened Eglinton LRT, this beautifully maintained detached brick home was fully renovated in 2017 and thoughtfully upgraded ever since. The sun-filled living room features a bay window, fireplace and hardwood floors, flowing into a formal dining room and an inviting kitchen with granite countertops, centre island and stainless steel appliances, including a new LG fridge (2026) and Samsung range (2025). Custom wood panelling adds character throughout. Upstairs, two bright bedrooms feature hardwood floors and crown moulding, with a double closet in the primary bedroom and a four-piece bathroom. The finished lower level offers a separate entrance, a second three-piece bathroom and laundry with a new LG dryer (2025), providing versatile space for a home office, guest accommodation or teen retreat. Outside, enjoy a private, fully fenced 25 x 125.5 ft lot featuring new backyard interlocking, a freshly painted deck (2026), a separate workshop/shed and a well-established vegetable garden with soil carefully cultivated over eight years, ready for spring planting. The private driveway accommodates three cars and includes an EV charger; the driveway was repaved in 2025. Ideally located within walking distance of the Beltline Trail, Fairbank Memorial Park and pool, Eglinton West cafés and shops, and the LRT, with convenient access to Allen Road, Highway 401 and Yorkdale Shopping Centre. Move-in ready and thoughtfully updated, this charming home is ready to welcome its next owners!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ Level
- ✓ Park

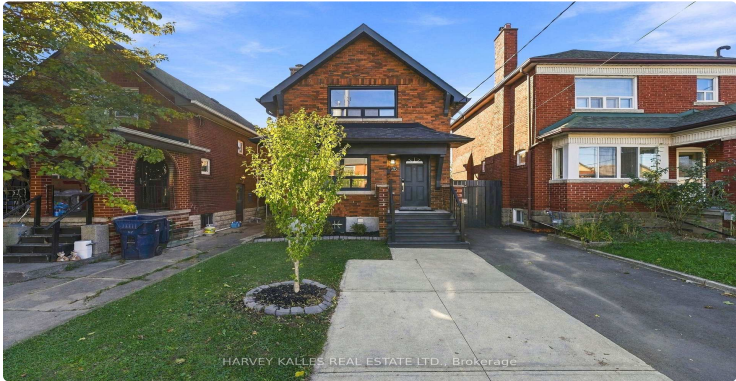
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Full
FACING	West
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,412
POSTAL CODE	M6E 4G2
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.14 x 3.49	Hardwood Floor, Fireplace, Bay Window
Kitchen	Main	3.53 x 2.10	Granite Counters, Stainless Steel Appl, Centre Island
Dining Room	Main	3.53 x 3.17	Hardwood Floor, W/O To Deck, Window
Primary Bedroom	Second	3.59 x 3.56	Hardwood Floor, Double Closet, Closet Organizers
Bedroom 2	Second	3.42 x 2.70	Hardwood Floor, Closet
Media Room	Basement	4.70 x 2.60	Hardwood Floor, Combined w/Rec, Open Concept

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE 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.