



FOR SALE

DETACHED

MLS# W14118736

26 Larkin Avenue, Toronto, ON M6S 1L8

High Park-Swansea, Toronto · M6S 1L8

C\$ 1,624,900

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

ABOUT THIS PROPERTY

A Rare Swansea Find-Renovated Detached Home with Legal Front-Pad Parking, Steps to Bloor.Welcome to 26 Larkin Ave, a beautifully renovated, move-in-ready 3-bedrm, 2-bathrm detached home in prime Swansea, within the coveted Swansea Public School & Humberside Collegiate Institute districts. Just minutes to Bloor West Village & less than a 5-min walk to Jane Station,this is the kind of home buyers wait for.Thoughtfully updated throughout, this home blends classic Toronto charm w/ modern turnkey living.The open-concept main floor features updated hardwd flooring,added pot lights, fresh paint,a stylish renovated kitchen w/ heated flrs, automatic wireless window shades & premium Miele dishwasher & Dacor range. Upstairs offers 3 bedrms, including a primary w/custom built-in wardrobe, plus beautifully renovated bathrooms completed in 2024.The renovated attic provides exceptional storage w/custom built-in rafter shelving. The finished bsmnt adds versatile living space with a gas fireplace & brand-new deep custom built-ins completed in 2026, ideal as a family rm, playrm, home office,or media rm.Outside, enjoy a new deck & fence (2024),refreshed shed,garden lighting,& beautifully landscaped backyrd.The entire home was painted inside & out in 2023 for effortless, low-maintenance living.A charming covered front porch overlooks the landscaped front yrd w/ tasteful exterior lighting, while the legal front-pad parking is an incredibly rare & valuable feature in this sought-after neighbourhood.Walk to Bloor West Village, Jane Station, Rennie Park, High Park, shops, cafes, restaurants & everyday amenities w/ the Gardiner & Lakeshore less than 10 min away. Larkin Avenue is known for its welcoming, community-oriented atmosphere, where neighbours connect, kids play together & residents enjoy social events, including an annual block party.Renovated, detached, walkable, family-friendly & located in an exceptional school district-26 Larkin Avenue offers the complete Swansea package.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Fenced Yard
- ✓ Place Of Worship

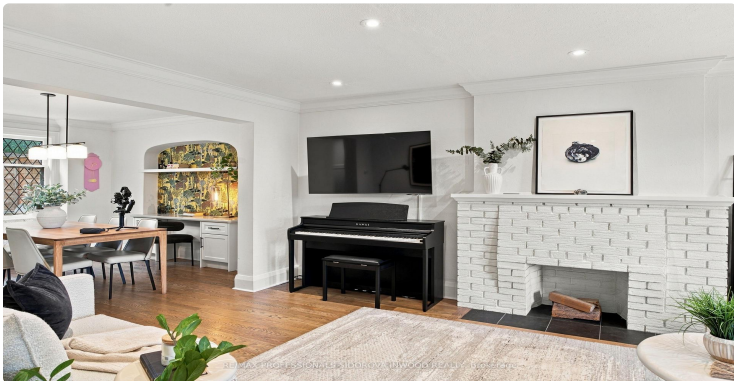
PROPERTY DETAILS

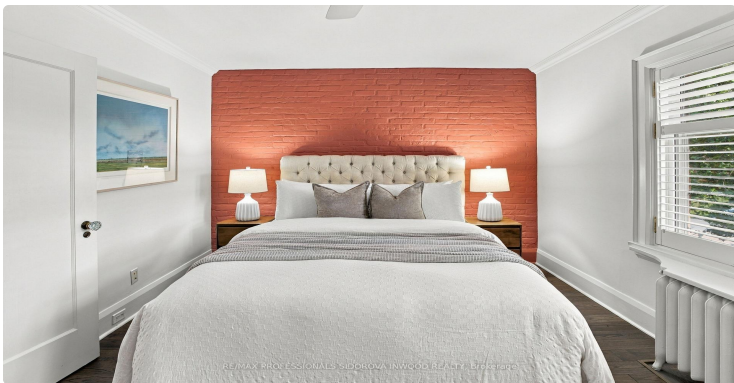
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,896
POSTAL CODE	M6S 1L8
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor, Open Concept, Combined w/Kitchen
Kitchen	Main	—	Custom Counter, W/O To Yard, Centre Island
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), Overlooks Frontyard
Bedroom 2	Second	—	Hardwood Floor, Window
Bedroom 3	Second	—	Hardwood Floor, Window
Recreation	Basement	—	Fireplace, Pot Lights, B/I Closet
Laundry	Basement	—	Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.