



FOR SALE

DETACHED

MLS# W14127492

26 Livingstone Avenue, Toronto, ON M6E 2L8

Briar Hill-Belgravia, Toronto · M6E 2L8

C\$ 809,000

3	2	600	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Big on Charm. Connected to Everything.Your next chapter looks good at 26 Livingstone Ave! Renovated and ready for real life, this inviting 2+1-bedroom, 2-bath home welcomes you with a rare and fabulous find: a proper vestibule. A dedicated entrance makes all the difference-a little breathing room to greet guests, kick off your shoes, and leave the day at the door before stepping inside.Hardwood floors bring warmth and character, while the renovated kitchen is made for everything from quick morning coffees to weekend dinner dates. A finished basement adds flexibility, while the covered back deck and lovely yard set the scene for relaxed evenings, summer gatherings, and a little outdoor downtime.Leave the car behind-you're just a five-minute walk to Cedarvale station for LRT and subway connections, with shopping along Eglinton steps away. Set in a community-minded neighbourhood within the J.R. Wilcox school district, this is a place to put down roots without putting city life on hold. Fresh starts, everyday convenience, and room for what's next-all under one roof.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

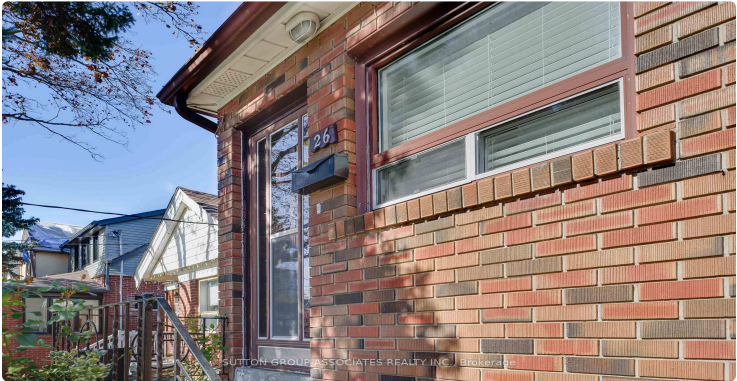
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	51-99 years
AREA RANGE	< 700 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,814
POSTAL CODE	M6E 2L8
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet, Window
Living Room	Main	—	Hardwood Floor, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Granite Counters, Centre Island, W/O To Yard
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Window
Bathroom	Main	—	—
Recreation	Lower	—	Laminate, Above Grade Window, Pot Lights
Kitchen	Lower	—	Pot Lights, Above Grade Window, Laminate
Bedroom 3	Lower	—	Pot Lights, Laminate, Above Grade Window
Utility Room	Lower	—	Combined w/Laundry

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.