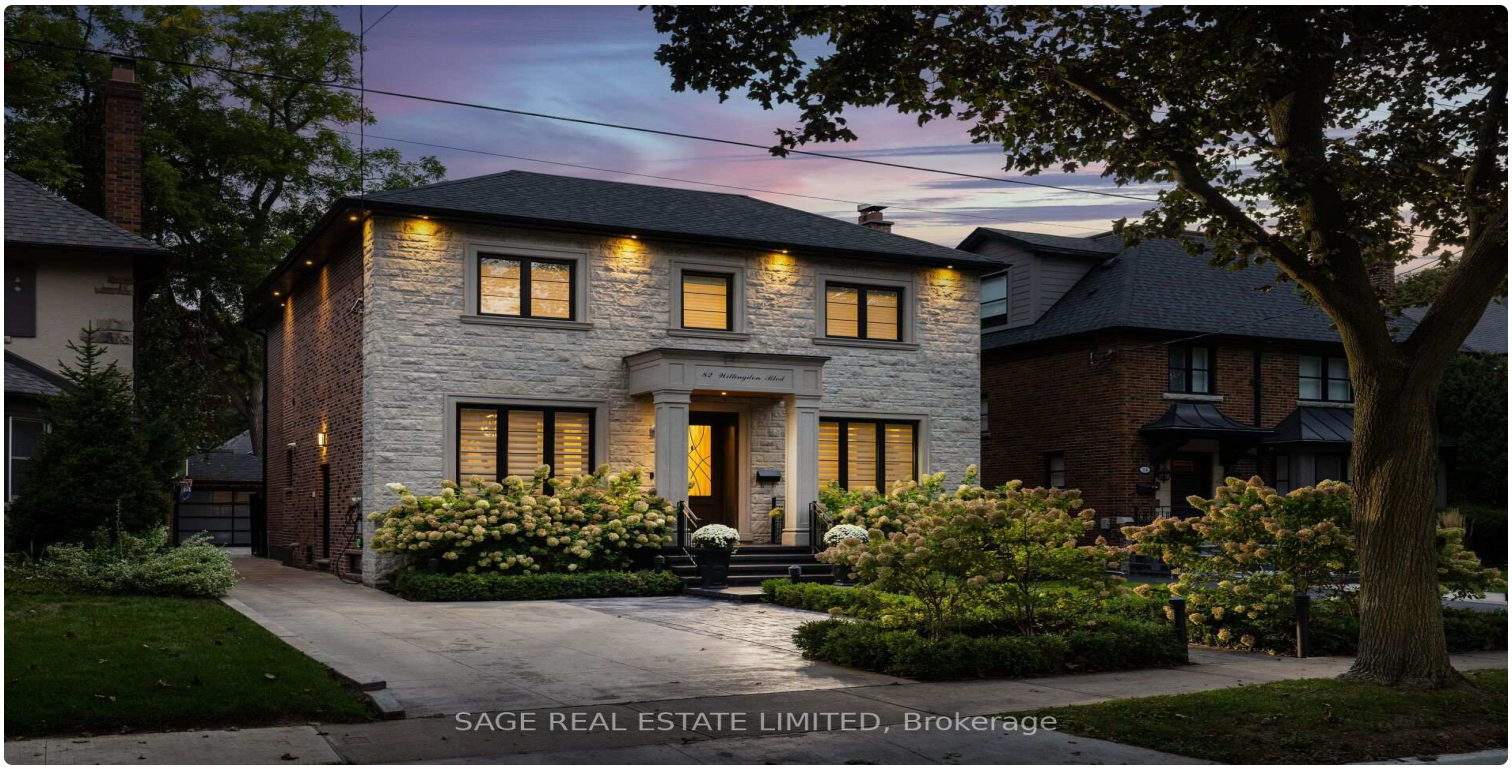


FOR SALE | DETACHED | MLS# W14139986

82 Willingdon Boulevard, Toronto, ON M8X 2H7

Kingsway South, Toronto · M8X 2H7

C$ 4,650,000

5	5	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set on a generous 43' x 125' lot in the heart of The Kingsway, 82 Willingdon Boulevard is a beautifully appointed 4+1 bedroom, five-bathroom family home where timeless elegance meets thoughtful functionality. A stately stone façade and landscaped gardens introduce interiors of exceptional quality, with 10' coffered ceilings, rich hardwood floors and extensive custom millwork and wall panelling. A striking glass-and-wood staircase and expansive skylight draw natural light into the heart of the home. Gracious living and dining rooms provide refined spaces for entertaining, while a richly wood-panelled main-floor office overlooking the front gardens offers a private place to work. At the rear, an elegant kitchen features custom cabinetry, stone counters, a generous island, Wolf gas range, wall oven and microwave, a panelled Sub-Zero refrigerator and built-in dishwasher. The adjoining family room, with fireplace and custom built-ins, opens directly to a stone terrace and landscaped west-facing backyard, making indoor-outdoor family living effortless. A grilling area and private lawn, with ample room to add a pool, invite relaxed gatherings and play. Upstairs, four bedrooms, each with a vaulted ceiling, include an inviting primary retreat with custom dressing room and luxurious ensuite featuring a double vanity, freestanding soaker tub and glass shower. The finished lower level offers a spacious recreation room, fifth bedroom, bathroom, dedicated gym and laundry, plus a walkout to the yard, ideal for children's play and family recreation. An exceptionally rare oversized drive-in garage, three-car driveway with snow-melt system and EV charger, Control4 automation, Sonos sound, home security and Hunter Douglas blinds offer everyday convenience without compromising the home's refined character. Ideally located in the heart of the Kingsway, steps to Bloor Subway line, shops and restaurants, and within the highly desirable Lambton-Kingsway Junior Middle School catchment.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

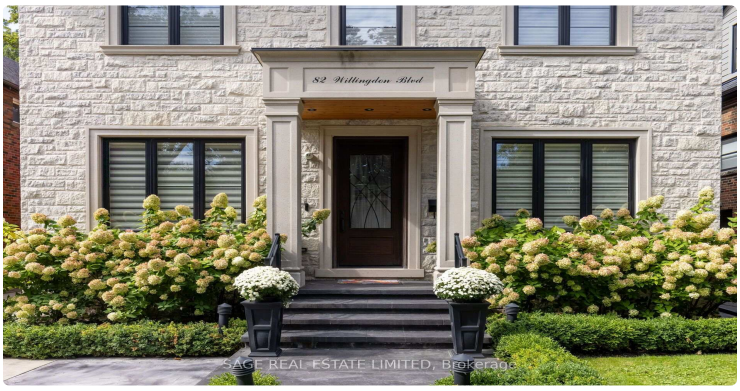
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	$18,264
POSTAL CODE	M8X 2H7
NEIGHBOURHOOD	Kingsway South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Coffered Ceiling(s), Gas Fireplace, Combined w/Dining
Dining Room	Main	—	Coffered Ceiling(s), Crown Moulding, Combined w/Living
Office	Main	—	Coffered Ceiling(s), Panelled
Kitchen	Main	—	Centre Island, W/O To Deck, Breakfast Bar
Family Room	Main	—	Coffered Ceiling(s), Electric Fireplace, B/I Bookcase
Primary Bedroom	Second	—	Vaulted Ceiling(s), 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Large Window, Double Closet, Vaulted Ceiling(s)
Bedroom 3	Second	—	Large Window, 3 Pc Ensuite, Double Closet
Bedroom 4	Second	—	Large Window, 3 Pc Ensuite, Double Closet
Recreation	Basement	—	Electric Fireplace, Pot Lights, Built-in Speakers
Exercise Room	Basement	—	Above Grade Window
Bedroom 5	Basement	—	Above Grade Window, Walk-In Closet(s)

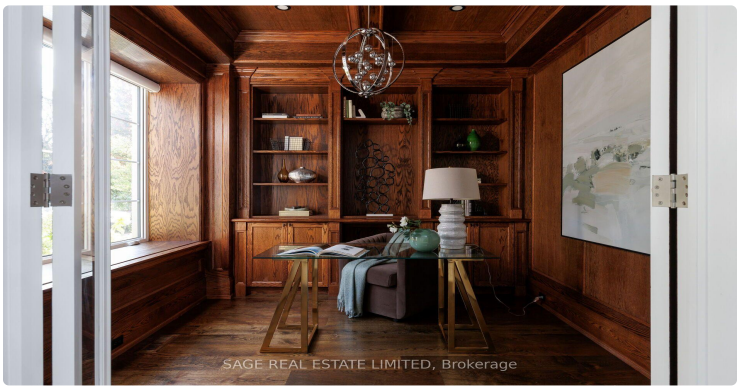
GALLERY


SAGE REAL ESTATE LIMITED, Brokerage

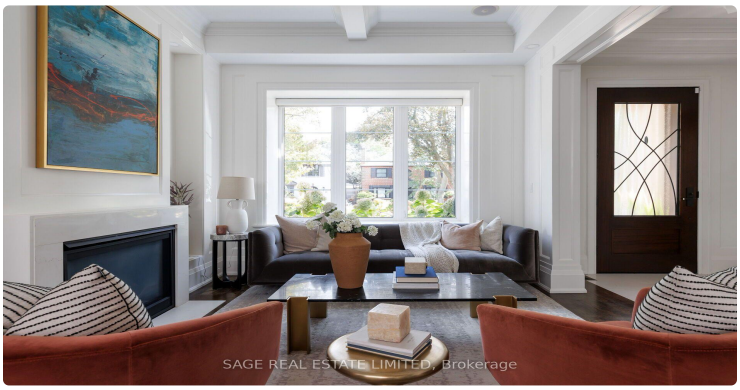

82 Willingdon Blvd
SAGE REAL ESTATE LIMITED, Brokerage


SAGE REAL ESTATE LIMITED, Brokerage

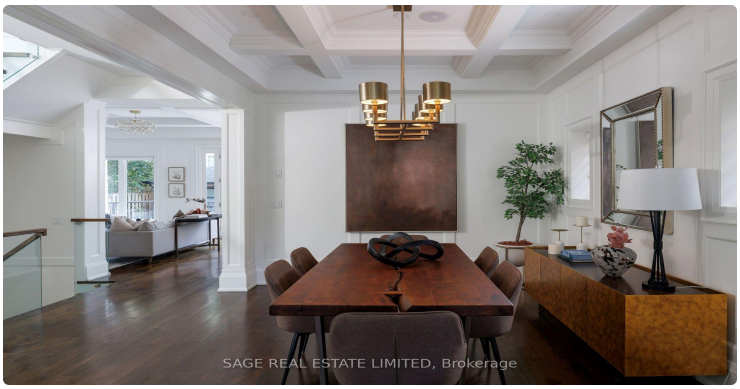

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LISTING AGENT

Pavel Shaganenko

SAGE REAL ESTATE LIMITED

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.