

FOR SALE | DETACHED | MLS# W14147324

28 Holwood Avenue, Toronto, ON M6M 1P5

Keelesdale-Eglinton West, Toronto · M6M 1P5

C$ 999,000

5	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fantastic 2-storey detached home in Toronto's vibrant Keelesdale-Eglinton West neighbourhood, offering exceptional flexibility for investors, end users or multi-generational families. Currently configured as two self-contained living areas, the property offers excellent income potential or the opportunity to convert back to a spacious single-family home, subject to buyer verification and applicable requirements.The main-floor apartment features 2 bedrooms and 1 bathroom, a well-appointed eat-in kitchen with granite countertops, ensuite laundry, a spacious bathroom and central air conditioning. Walk out to the rear patio and generous backyard, with convenient access to parking.The upper-floor apartment features 3 bedrooms and 1 bathroom, a very large eat-in kitchen, ensuite stacked laundry and wood flooring throughout. A distinctive spiral staircase leads to a loft-style primary bedroom, creating a unique and spacious living environment.The home also features a large, segmented detached garage appropriate for a car and workshop, offering excellent parking, storage and hobby space. Freshly painted, with numerous pot lights, main-floor kitchen cabinetry and a second-floor bathroom. Two separate laundry facilities add exceptional convenience and flexibility to the current two-unit configuration. The generous backyard provides plenty of space for entertaining, gardening or family enjoyment. Ideally located close to local shops, schools, parks, places of worship and everyday amenities, with convenient access to transit, highways, and the Eglinton corridor, including a five minute walk to Keelesdale Station on TTC Line 5. A rare opportunity to own a versatile detached home with 2 bedrooms on the main floor and basement, and 3 bedrooms on the upper floor, offering multiple possibilities in a well-connected Toronto community. Please note: Some photos have been virtually staged to illustrate use of the space.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	$4,197
POSTAL CODE	M6M 1P5
NEIGHBOURHOOD	Keelesdale-Eglinton West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Walk-Out, Eat-in Kitchen, Window
Living Room	Main	—	Hardwood Floor, Window
Bedroom	Main	—	Hardwood Floor, Window
Kitchen	Second	—	Eat-in Kitchen, Window
Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom	Third	—	—
Den	Lower	—	—
Exercise Room	Lower	—	—
Bedroom	Lower	—	—

GALLERY


28
SUTTON GROUP OLD MILL REALTY INC., Brokerage


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LISTING AGENT

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