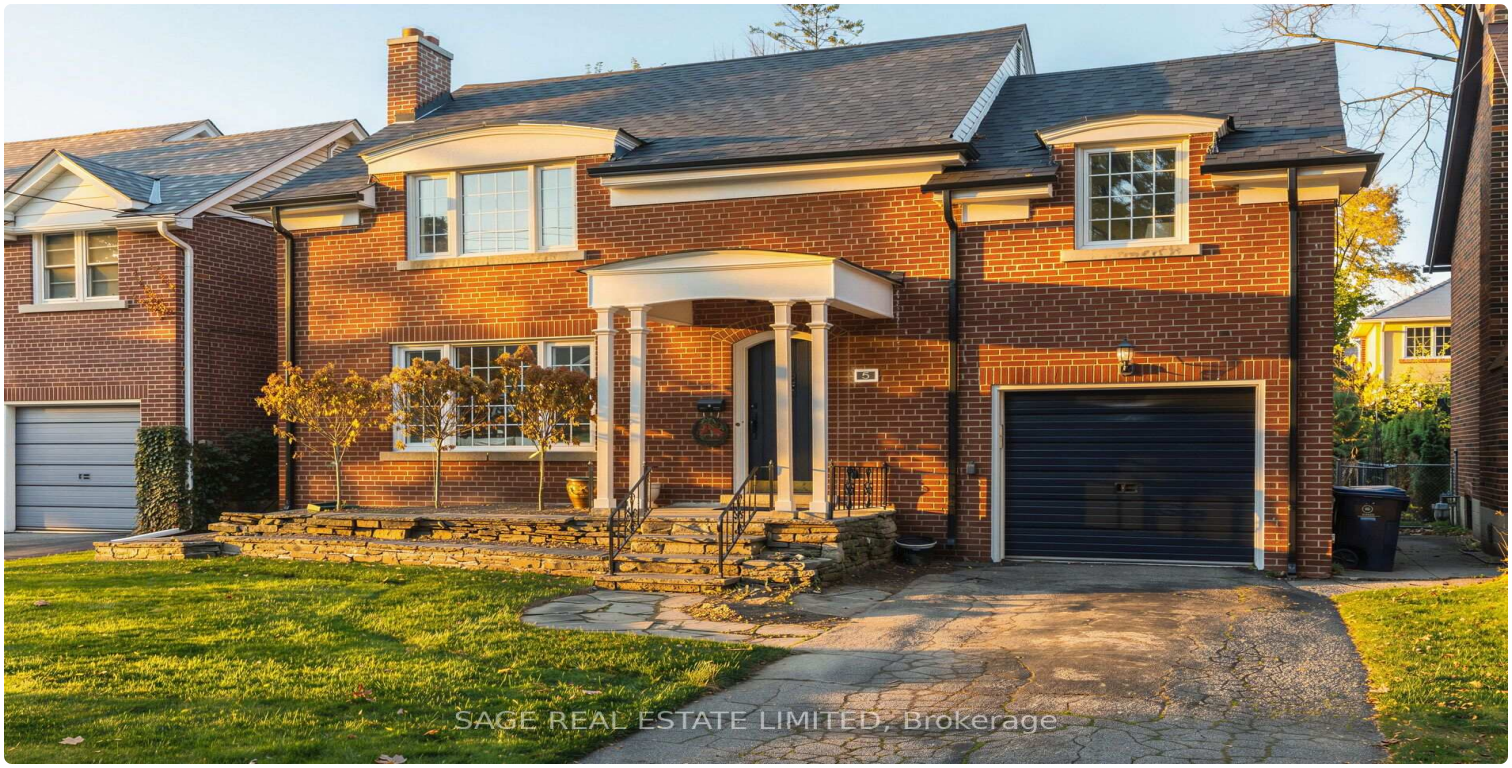


FOR SALE | DETACHED | MLS# W14149168

5 Mcclinchy Avenue, Toronto, ON M8X 2H9

Kingsway South, Toronto · M8X 2H9

C$ 1,699,000

3	3	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An inviting place to begin your family's next chapter in the heart of The Kingsway. Set on a charming residential street, this classic red-brick home offers three bedrooms, three bathrooms, and the warmth of traditional architecture with bright, refreshed interiors. Just a short walk from Lambton-Kingsway Junior Middle School and Lambton-Kingsway Park, it is exceptionally well placed for the rhythms of family life. A welcoming covered entry leads to sun-filled principal rooms, where recently updated wood flooring brings a fresh, cohesive feel. The generous living room is anchored by a traditional fireplace and framed by large front windows, while the adjoining dining room is ideal for everyday meals and family gatherings. The kitchen offers classic white cabinetry, ample storage, and convenient access to the rear of the home. Upstairs, three comfortable bedrooms provide space to grow, complemented by an updated family bathroom with crisp white finishes and practical built-in storage. The finished lower level, with a second fireplace, provides welcome flexibility as a recreation room, play space, or retreat. Outdoors, a spacious deck overlooks a substantial backyard framed by mature trees, offering room for play, entertaining, or a future garden. A built-in garage adds everyday convenience. The home's comfortable proportions and understated finishes make it easy to settle in today, with the freedom to make it your own over time. The true distinction is the neighbourhood: school-day walks, afternoons at the park, and a close-knit community where families put down roots. With Lambton-Kingsway's playground, pool, skating rink, and green spaces nearby, plus Bloor Street shops and dining within easy reach, 5 McClinchy Avenue offers the chance to settle into one of Toronto's most cherished family neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

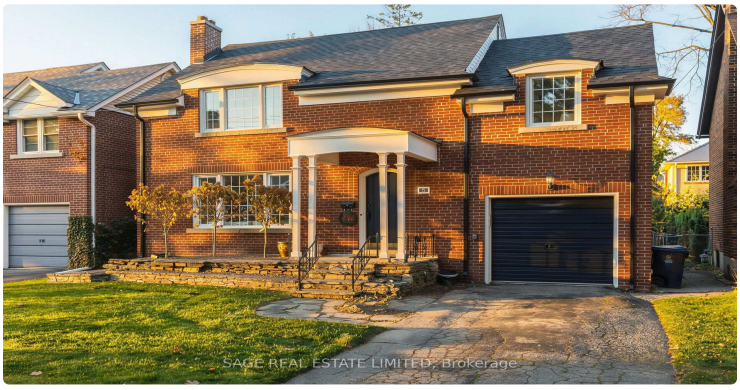
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	$8,876
POSTAL CODE	M8X 2H9
NEIGHBOURHOOD	Kingsway South

ROOM BREAKDOWN

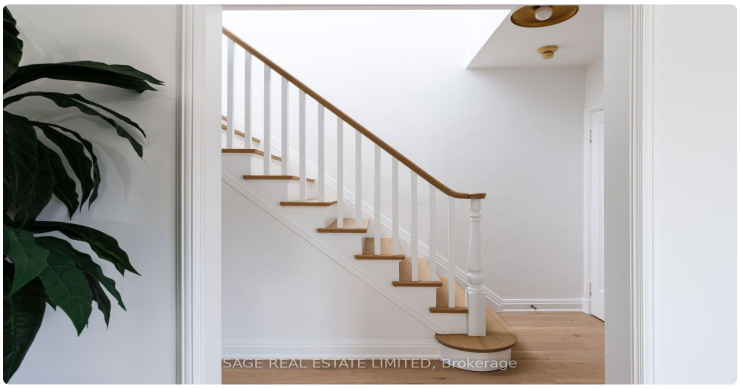
ROOM	LEVEL	DIMENSIONS	FEATURES

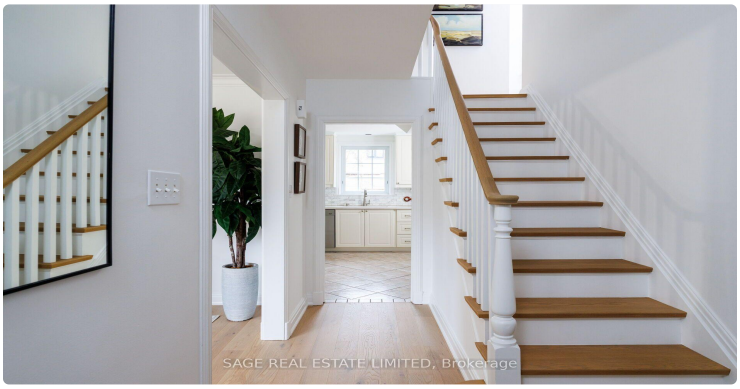
Living Room	Main	—	Hardwood Floor, Large Window, Fireplace
Dining Room	Main	—	Hardwood Floor, Large Window, Crown Moulding
Kitchen	Main	—	Overlooks Backyard, W/O To Sunroom
Primary Bedroom	Second	—	3 Pc Ensuite, Double Closet, Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Double Closet
Recreation	Basement	—	Fireplace, Above Grade Window

GALLERY


SAGE REAL ESTATE LIMITED, Brokerage


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LISTING AGENT

Pavel Shaganenko

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Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.