

FOR SALE | DETACHED | MLS# W14151804

20 Grenadier Heights, Toronto, ON M6S 2W6

High Park-Swansea, Toronto · M6S 2W6

C$ 2,980,000

5	4	2,750	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Offering on Grenadier Heights. Set on a quiet cul-de-sac in the heart of one of Swansea's most coveted and tightly held streets, this exceptional family home offers something increasingly difficult to find in the city: approx. 2,600 sq. ft. of above-grade living on substantial land that has already been beautifully designed, landscaped and fully realized.This 4+1 bedroom, 4 bathroom home offers generous principal rooms, original character and everyday functionality. A well-appointed kitchen with centre island, newly created walk-in pantry, formal living and family rooms with cozy fireplaces, tasteful updates that honour the home's original elegance, and pot lights throughout the entire home.The completely renovated lower level significantly expands the possibilities, with a brand-new kitchen and island, new S/S appliances, open living area, bedroom, bathroom, dedicated laundry and two separate entrances - ideal for extended family, a nanny or guests, with the flexibility of potential income.Exceptional parking includes a tandem two-car garage plus two driveway spaces.The backyard is one of this home's most remarkable features - a private oasis and an entire outdoor living environment in its own right. Thoughtfully designed across multiple levels, it offers distinct spaces for dining, entertaining, gathering and play. Expansive stone and interlocking terraces, a fire-pit area, mature landscaping and a generous lower lawn create a series of beautiful, functional outdoor rooms. This is not simply a large lot, but substantial city land transformed into a fully realized family lifestyle.Moments from High Park, Grenadier Pond, Bloor West Village, schools, transit, parks and trails. The terrace photo is virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Ravine
- ✓ Lake/Pond

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AGE	51-99 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	$13,244
POSTAL CODE	M6S 2W6
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Gas Fireplace, Hardwood Floor
Dining Room	Main	—	Crown Moulding, Wainscoting, Hardwood Floor
Kitchen	Main	—	Granite Counters, Skylight, Overlooks Backyard
Family Room	Main	—	Pot Lights, Gas Fireplace, W/O To Deck
Primary Bedroom	Second	—	W/W Closet, Semi Ensuite, Hardwood Floor
Bedroom 2	Second	—	Large Closet, W/O To Terrace, Hardwood Floor
Bedroom 3	Second	—	B/I Bookcase, Overlooks Garden, Hardwood Floor
Bedroom 4	Third	—	Walk-In Closet(s), 3 Pc Ensuite, Hardwood Floor
Exercise Room	Third	—	Stainless Steel Sink, Window, Hardwood Floor
Bedroom	Basement	—	Walk-In Closet(s), Double Doors, Vinyl Floor
Kitchen	Basement	—	Combined w/Living, Quartz Counter, Stainless Steel Appl

GALLERY

































LISTING AGENT

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.