

FOR SALE | DETACHED | MLS# W14159264

14 Kirby Road, Toronto, ON M3L 1B6

Downsview-Roding-CFB, Toronto · M3L 1B6

C$ 849,000

6	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Incredible Investment Opportunity - MUST SEE!!. 1.5-story residence offers income-generating potential, situated on a spacious 50 x 120 lot with opportunities for expansion, including the addition of a garden suite. The main home features four bedrooms, while the separate two-bedroom basement suite boasts its own entrance With Income Potential! Shared laundry facilities and three full bathrooms enhance functionality. Ample parking accommodates six vehicles within the private driveway, complemented by dual fenced side yards. Many Quality Upgrades Throughout, Absolutely Stunning! **EXTRAS** Maximum Garden Suite Area: 60 Sq. m/ Set Back from Property Line, min 1.5m/ set back from existing House, 5m or 7m Depending on the design and area proposed.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	$3,770
POSTAL CODE	M3L 1B6
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Kitchen, Window, Open Concept
Kitchen	Ground	—	Combined w/Living
Bedroom	Ground	—	Window
Bedroom	Ground	—	Mirrored Closet, Mirrored Closet, Window
Bedroom	Second	—	Mirrored Closet, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Mirrored Closet, Window
Kitchen	Basement	—	Open Concept, Combined w/Living, Window
Living Room	Basement	—	Combined w/Kitchen
Bedroom	Basement	—	Window
Bedroom	Basement	—	Window

GALLERY

















LISTING AGENT

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Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.