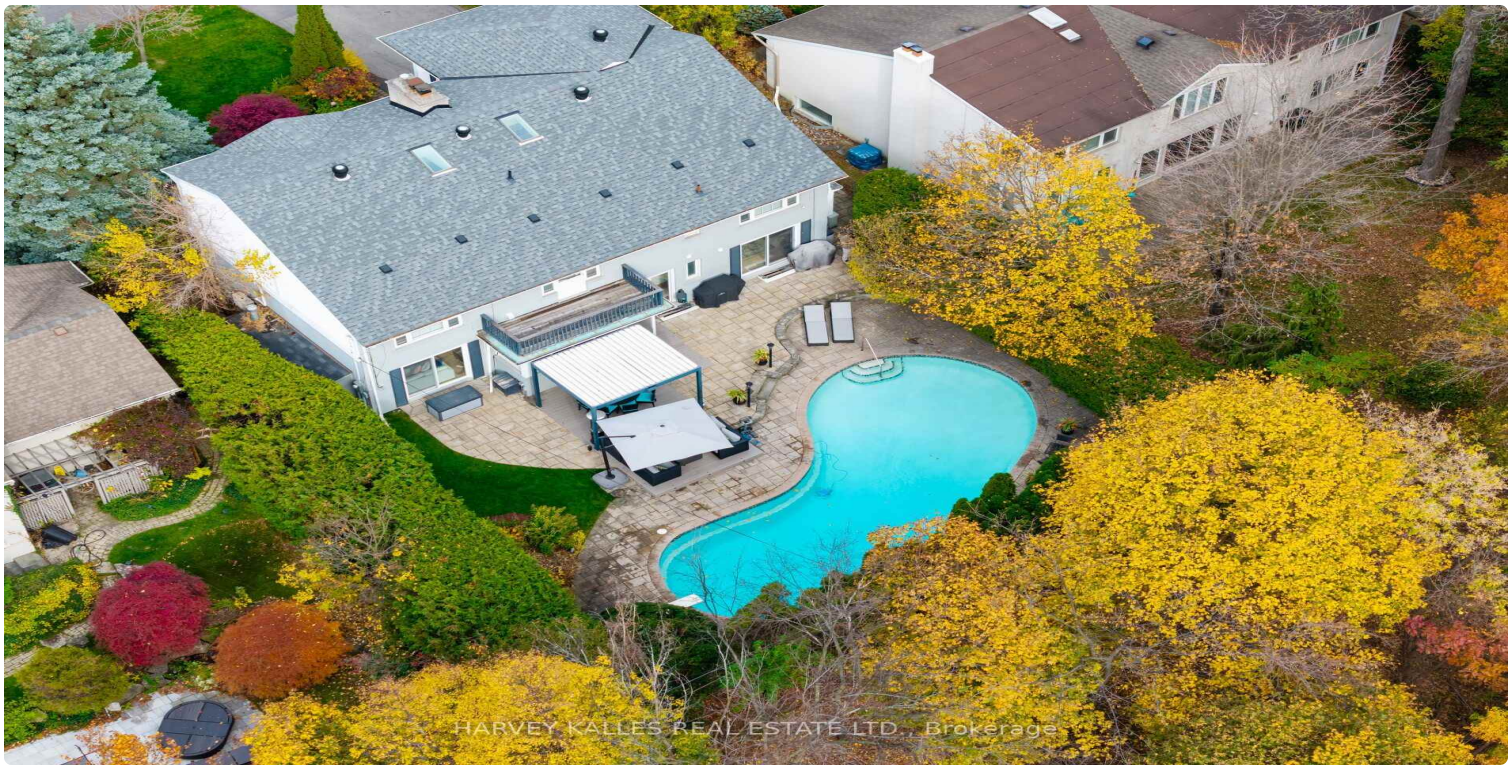


FOR SALE | DETACHED | MLS# W14159406

35 Blair Athol Crescent, Toronto, ON M9A 1X6

Princess-Rosethorn, Toronto · M9A 1X6

C$ 2,750,000

6	3	3,250	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Amid a sea of beautiful houses in the pristine neighbourhood of Etobicoke's Princess Anne Manor, 35 Blair Athol stands out in an instant. From the large lot and massive kidney-shaped pool to the long driveway and verdant trees all around. This is what they mean when they talk about curb appeal. Inside the modern and bright foyer, you'll find floor-to-ceiling windows throughout the home and an open-concept floor plan that flows elegantly from room to room. The kitchen boasts extensive counter space and storage with luxury details such as a built-in refrigerator. Every square inch is designed brilliantly, but perhaps the best thing about this kitchen is the dining nook on the south side, with open seating, even more clever storage space, and a spectacular view of the backyard. Speaking of the yard, it could rightfully be described as a vacation paradise, thanks to a massive in-ground swimming pool, gazebo and charming gardens. Tall fencing, plenty of trees, and a canopied forest bordering the property provide absolute privacy. Upstairs, you'll find the primary bedroom, with a luxury ensuite and an oversized walk-in closet that even the most ardent fashion lover will have trouble filling. The lower level is exceptionally bright and perfect for entertaining or hosting overnight guests.

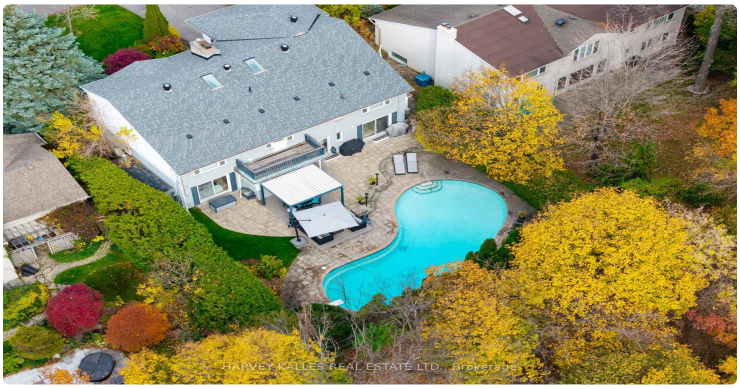
FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

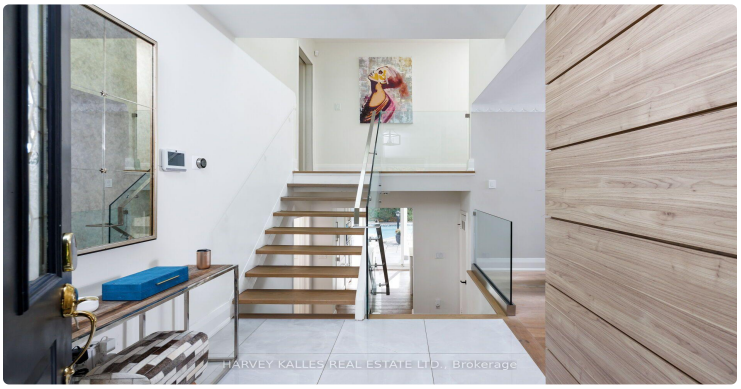
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 5
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	51-99 years
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	$10,700
POSTAL CODE	M9A 1X6
NEIGHBOURHOOD	Princess-Rosethorn

GALLERY


HARVEY KALLES REAL ESTATE LTD., Brokerage

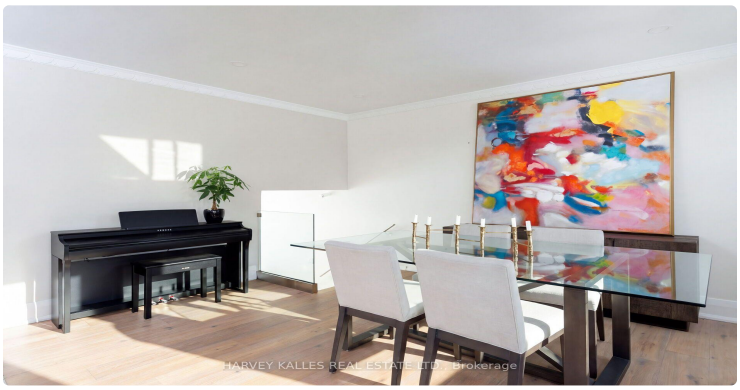

HARVEY KALLES REAL ESTATE LTD., Brokerage

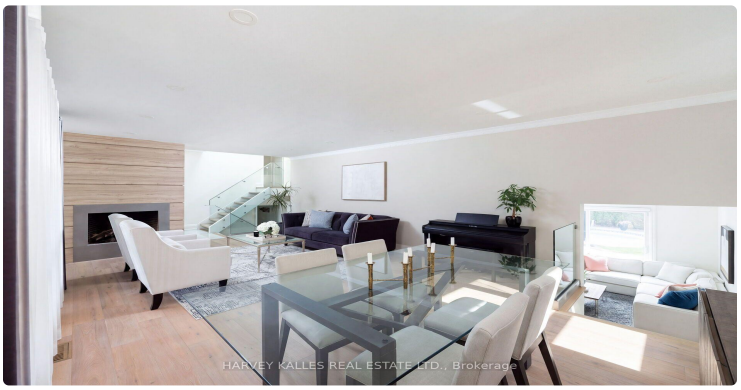

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LISTING AGENT

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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.