



53 Ardagh Street

Key Details

Lot Size	25 ft x 120 ft	Transit Score	80
Possession	30-60 Days / TBA	Walk Score	86
Square Footage	1,420 s.f. <i>Above Grade</i>	Bike Score	90
Taxes	\$7,795.88 (2026) ♦	Plumbing	Copper & PEX
Bedrooms	3+1	Roof	Asphalt Shingles
Bathrooms	2 Full, 1 Half	Electrical	100 AMP Service
Year Built	1923	Heating	Forced-Air Gas Furnace
Exterior	Brick & Metal Siding	Fireplace	Gas Fireplace in Living Room
Parking	1, Licensed Front Pad	Cooling	Central A/C
Garden Suite Build	Up to 1,291 sq ft! <i>See report for more info</i>		

Welcome to 53 Ardagh Street!

A character-filled family home with timeless details in the heart of Bloor West Village. Situated on a 25' x 120' lot, this charming 3+1-bedroom home blends original craftsmanship with thoughtful updates for comfortable family living.

A rebuilt wooden front porch welcomes you into a spacious foyer with an elegant switchback staircase, a large coat closet and leaded and stained glass windows. With 9' ceilings, the airy main floor features an inviting living room with a gas fireplace and pot lights, an open-concept kitchen and dining area, and a convenient powder room. A walkout leads to a tiered wood deck with all-day sun.

Upstairs, three generously sized bedrooms are complemented by second-floor laundry and a spacious 5-piece family bathroom with a deep original tub, glass shower and double vanity. The finished lower level adds flexibility with a separate side entry, 4 piece bath, kitchen counter and appliance hookups, offering space for extended family or potential rental income.

Outside, enjoy the convenience of legal front pad parking and a deep, south-facing backyard with room to play, entertain and explore future garden suite possibilities. Stroll to Beresford Park, Runnymede subway and the shops, cafés and restaurants of Bloor West Village. Families will appreciate the coveted Runnymede Public School and Humberside Collegiate catchments. An exceptional move-in-ready home in Bloor West Village.

Perfectly Positioned

Nearby Amenities

• Runnymede JR/SR Public School	350m
• Humberside Collegiate	1.5km
• Beresford Park	180m
• Runnymede Subway Station	850m
• Glenwood Bus Stop	240m
• Runnymede Library	1.1km
• High Park I North Gate	1.9km
• Rennie Park	1.6km
• St Joe's Hospital	4.2km
• Lake Ontario	3km
• The Boulevard Club	5.2km

A Few Neighbourhood Favourites

• Luma Coffee	500m
• Sanagan's Meat Locker	500m
• Fortides Pilates	500m
• The Sweet Potato	1.9km
• Village Juicery	900m
• Good Gang Ice Cream	450m
• Baby Point Home Hardware	750m
• Annette Food Market	1.2km
• Annette Village Farmer's Market	500m
• Bread & Roses	900m
• Queen's Pasta Cafe	900m

Current Parking & Future Garden Suite Potential

- Legal front pad parking; professionally landscaped
- The property appears to qualify for a two-storey garden suite of up to 1,291 square feet across the main and upper floors—the maximum size permitted as of right under the program

Inclusions, Exclusions & Rentals

Inclusions

All existing appliances: GE Stove, Frigidaire Dishwasher, Frigidaire Fridge, NuTone Range Hood, Whirlpool Washer & Estate Dryer; working gas fireplace, Salus Thermostat, electrical light fixtures; window coverings; furnace, A/C.

Exclusions

None

Rentals

Hot Water Tank (Enercare) ~23.50 / month

Upgrades & Features

Features:

- Landscaped front yard with licensed parking pad ~\$374.18/YEAR
- 9' ceiling height on the main level, 8'4" on the second level
- Convenient second-floor laundry
- 5 piece family bathroom
- Main floor powder room
- Separate side entrance to a finished lower-level apartment
- Excellent south-facing backyard with deck, mature trees, shrubs and gardens
- Large covered front porch
- Central A/C and forced-air heating

Upgrades:

- Fresh paint throughout (2026)
- Select new light fixtures (2026)
- Central Air Conditioning Unit (2022)
- Windows (2019)
- Parking pad, front porch and landscaping (2015)
- Water supply (2012)
- Rebuilt wooden front porch

Schools

Runnymede PS (& French Immersion), St Cecilia (& French Immersion), Humberside CI (& French Immersion). Complete School List on babiakteam.com