



117 South Kingsway

Key Details

Lot Size	40' x 120'	Heating	Forced Air, Gas
Possession	30 Days	Cooling	Central Air
Square Footage	2,230 SF Total	Plumbing	Copper & Plastic
Taxes	\$6,560.56 (2025)	Electrical	60 AMP Service
Bedrooms	3	Roof	Asphalt Shingles
Bathrooms	1 Full, 1 Half	Driveway	Private
Year Built	1951	Garage	Attached, Single
Fireplace	Wood-burning (<i>not operational</i>)	Parking	3 - 2-Drive, 1-Garage

HOME INSPECTION AVAILABLE UPON REQUEST

Welcome to 117 South Kingsway

Set on an impressive 40' x 120' lot in the heart of Swansea, this charming 3 bedroom, 1½ bath detached brick home offers a blend of character, space and potential in one of Toronto's most desirable neighbourhoods. With a private drive, attached garage and parking for three, it delivers everyday convenience in a truly exceptional location.

Inside, you'll find generous principal rooms and a functional layout designed for family living. The main floor features a welcoming foyer, a spacious living room with fireplace and bay window overlooking the front yard, a dining room and a kitchen that opens into a cozy den with a walk-out to a large deck-perfect for enjoying quiet mornings in your extra-deep backyard. Upstairs, the second level offers three spacious bedrooms and a full family bathroom. The lower level completes the space with a recreation room, laundry and a convenient 2-piece bath.

Whether you're ready to move in and personalize over time or take advantage of the development potential offered by this wide lot, this home presents a unique and flexible opportunity.

Enjoy an unbeatable location just steps from the scenic Humber River parklands and trails, Lake Ontario and the subway. Bloor West Village's vibrant shops, cafés, and restaurants, Rennie Park, Swansea Community Centre and High Park all within easy walking distance. Located in a top-tier school catchment and offering easy access to downtown, Toronto Pearson and Billy Bishop airports.

Buyer to verify taxes.

Beloved local gems like the iconic Cheese Boutique are right around the corner. Don't miss this opportunity to own a piece of Swansea charm with space to grow, renovate or build your forever home.

Main Level

- Foyer with closet, hardwood floor and window
- Living room with wood-burning fireplace (not operational), bay window, crown moulding and hardwood floor
- Dining room with window, chandelier over dining table crown moulding and hardwood floor
- Kitchen with window, double stainless sink, tile backsplash, track lights, pantry and built-in desk and appliances: white Viking fridge, white electric Whirlpool stove, and stainless steel KitchenAid dishwasher
- Den with sliding door walk out, built-in shelves, double window overlooking backyard, centre light fixture and hardwood floors
- Ceiling height 8'

Second Level

- Primary bedroom with closet, large window overlooking the frontyard, centre light fixture, hardwood floor
- Second and third bedroom with closet, window, centre light fixture and hardwood floor.
- Four piece bathroom with pedestal sink, window and wall surround, toilet and built-in bathtub with stand up showerhead
- Ceiling height 8'

Lower Level

- Recreation room with broadloom, window and pot lights
- Laundry room with laundry sink, white Whirlpool washer and white Beaumark dryer and window
- Two piece powder room with pedestal sink and toilet
- Storage room
- Ceiling height 7'

Features

EXTERIOR FEATURES

- Front yard with lawn, mature tree, shrubs and perennials
- Private drive with two parking spaces and single car attached garage
- Fenced backyard with lawn, shrubs and perennials and wood deck

FULL PHOTO SET, VIDEO & FLOOR PLANS AVAILABLE!

Buyer to verify taxes.

Inclusions, Exclusions & Rentals

Inclusions: Existing electrical light fixtures, central AC and equipment, and appliances: white Viking fridge, white electric Whirlpool stove, and stainless steel KitchenAid dishwasher, white Whirlpool washer and white Beaumark dryer

Exclusions: None.

Rental: Hot Water Tank - \$18.54 per month (plus HST), forced air gas furnace -\$96.66 per month (plus HST)

Schools

Swansea Junior and Senior Public School, St Pius X and Humberside Collegiate. Complete list of schools with live links on babiakteam.com