

\$1,775,000 - 398 Crawford Street, Toronto **(trinity-Bellwoods)**

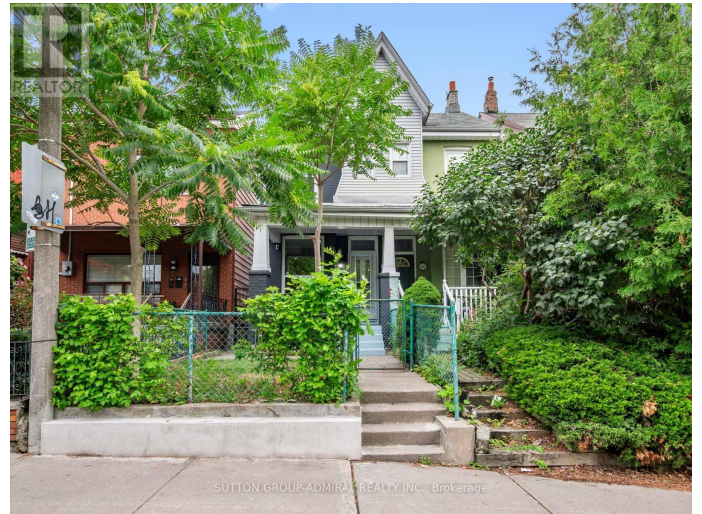
MLS® #C12323870

\$1,775,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Trinity-Bellwoods, Toronto (trinity-Bellwoods),
Ontario

In The Heart Of Toronto's Vibrant West End, 398 Crawford Street Offers Unmatched Walkability To Little Italy, Queen West, Trinity Bellwoods Park, Top-Rated Schools, And Public Transit. This Sun-Drenched, 4-Bed, 4-Bath Victorian Sits On A Charming Tree-Lined Street, Just Steps From The Iconic Trinity Bellwoods, Where Locals Gather For Morning Runs, Weekend Markets, And Summer Picnics. The East-Facing Home Has Been Extensively Upgraded, Including A Full Main Floor Renovation In 2025, Blending Classic Character With Modern Design. Enjoy Engineered Hardwood Floors, Smooth Ceilings With Recessed Lighting, And A Seamless Open-Concept Layout That Flows From The Living And Dining Area Into A Gourmet Kitchen Featuring Custom White Cabinetry With Brass Hardware, Marble Countertops And Backsplash, Stainless Steel Appliances, And A Walkout To A Beautifully Landscaped Backyard Oasis. The Backyard Includes A Newly Installed Interlock Patio (2023) And A Large Wood Deck, Perfect For Entertaining. Upstairs, Spacious Bedrooms Offer Comfort And Versatility, While The Stylish Bathrooms Boast High-End Finishes, Including An Oversized Walk-In Shower With Marble-Inspired Tile. The Fully Finished Basement With A Walkout Features A Bathroom, Kitchenette, Laundry Room With



LG Washer/Dryer And Utility Sink, And The Living Area Offers Excellent Flexibility For Extended Family, Remote Work, Or Future Income Potential. This Home Also Includes A Built-In Central Vacuum System And An Energy-Efficient Owned Tankless Water Heater For On-Demand Hot Water. Soundproofing Has Been Prioritized With Advanced Vibration-Reducing Drywall Along The Shared Wall, Enhancing Acoustic Privacy. Rare For Downtown, The Detached 2-Car Garage Adds Significant Value - Especially With A Loft Above That Holds Exciting Laneway Suite Potential. Bonus Includes A Full-height, Unfinished Attic With Excellent Structure, Ready To Be Transformed Into Additional Living Space. *Listing Contains Virtually Staged Photos.* (id:6289)

Essential Information

Listing #	C12323870
Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	398 Crawford Street
Subdivision	Trinity-Bellwoods
City	Toronto (trinity-Bellwoods)
Province	Ontario
Postal Code	M6J2V9

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Features	Flat site, Carpet Free

Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2
View	City view

Interior

Appliances	Central Vacuum, Water Heater - Tankless, All, Alarm System, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Lot Description	15.3 x 127 FT
Foundation	Concrete

Listing Details

Listing Office	SUTTON GROUP-ADMIRAL REALTY INC.
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