



189 Argyle St Toronto Ontario M6J 1P5 Toronto C01 Little Portugal Toronto SPIS: N Taxes: \$9,307.04/2024		List: \$2,649,000 For: Sale DOM: 0
Detached Link: N 3-Storey	Front On: S Acre:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 4 2x4x2nd, 1x4x3rd, 1x3xBsmt
Lot: 17 x 100 Feet Irreg: Dir/Cross St: Queen and Beaconsfield		

MLS#: C12158866 PIN#: 212970173	Possession Remarks: Flexible	
Broker Open House:	Saturday, May 24 2025	2:00 PM - 4:00 PM
	Opn Hse Note: Saturday & Sunday 2pm-4pm	

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp: N	Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Oth Struct:
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.94	x 12.93	Hardwood Floor	Large Window	Open Concept
2	Kitchen	Main	13.94	x 15.94	Hardwood Floor	Stainless Steel Appl	Centre Island
3	Living	Main	11.25	x 15.78	Hardwood Floor	W/O To Yard	Open Concept
4	Br	2nd	7.91	x 14.44	Hardwood Floor	Closet	5 Pc Ensuite
5	Br	2nd	14.01	x 12.01	Hardwood Floor	Closet	5 Pc Ensuite
6	Br	2nd	13.94	x 11.58	Hardwood Floor	Closet	B/I Closet
7	Prim Bdrm	3rd	13.91	x 13.35	Hardwood Floor	W/O To Deck	4 Pc Ensuite
8	Other	3rd	13.91	x 7.48	Hardwood Floor	W/O To Deck	Closet
9	Den	Bsmt	9.91	x 15.39	Hardwood Floor	W/O To Yard	Window
10	Rec	Bsmt	12.5	x 14.14	Pot Lights		

Client Remks: Step into contemporary elegance in this stunning three-storey detached home nestled in the heart of Beaconsfield Village, just steps from the vibrant energy of Queen West, Dundas Street, and the Ossington Strip. Designed with sophistication and functionality in mind, this residence boasts striking architectural features, expansive living spaces, and premium finishes throughout. Built in 2016, the home impresses from the moment you enter with soaring 10-foot ceilings, floor-to-ceiling windows that flood the interiors with natural light, and sleek floating staircases framed by glass railings. The main floor offers an open-concept layout perfect for entertaining, anchored by a chefs dream kitchen with a 14-foot island, quartz countertops, Wolf gas range, Sub-Zero fridge, and ample custom cabinetry. Marble accents and designer lighting add an elevated touch throughout.Upstairs, you'll find spacious bedrooms and a full-floor primary retreat on the third level, featuring a luxurious 4-piece ensuite, a private dressing room, and two exclusive balconies offering serene views. The lower level is fully finished with nearly 10-foot ceilings, a separate entrance, and a custom home gym ideal for a home office, guest suite, or future in-law setup, with rough-ins ready for a second kitchen. This exceptional property also includes a rare detached two-car garage accessed via laneway and is perfectly situated within walking distance to transit, top restaurants, boutiques, Trinity Bellwoods Park, and iconic destinations like the Drake and Gladstone Hotels. Larger than it appears, this thoughtfully designed home is a rare opportunity to live in one of Torontos most desirable neighbourhoods without compromise.
Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100