



47 Arlington Ave

Wychwood

PRESENTED BY

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Welcome Home

 5+1  3+1  1+1  Detached











47 Arlington Ave

Welcome to your next chapter in the heart of St. Clair West—where community, character, and convenience come together. South of St. Clair and steps from everything that makes this neighbourhood shine, this detached 5-bedroom home is full of surprise and possibility. Inside, you'll find a show-stopping renovated kitchen that anchors the main floor—perfect for family meals, entertaining, and everyday living. Upstairs, five bedrooms offer room to grow, work, and rest in comfort. But the magic doesn't stop there: the unfinished basement with a full separate entrance is a wide-open opportunity waiting to be transformed—rec room, rental, gym, home office, or whatever your vision calls for.

Attached to the rear of the home is a rare, self-contained 1-bedroom, 2-storey suite—ideal for rental income, multigenerational living, a returning university grad, or easily reimagined as part of the main home's footprint. This is your chance to live in one of the west end's most loved neighbourhoods. Just around the corner, you'll find the Wychwood Barns—home to the Saturday Farmers' Market, artist studios, and vibrant community events. Stroll to Hillcrest Park for skyline views, tennis, and a beloved playground, or pop into Pain Perdu, Romi's, Ferro, or The Rushton for some of the city's best dining and cafés we have Coco Latte, Becket Goods and more!!!!. With top-rated public and private schools, easy TTC access, and a strong sense of community, St. Clair West is where urban energy meets family-friendly charm.

So many options. So much space. So very Arlington.



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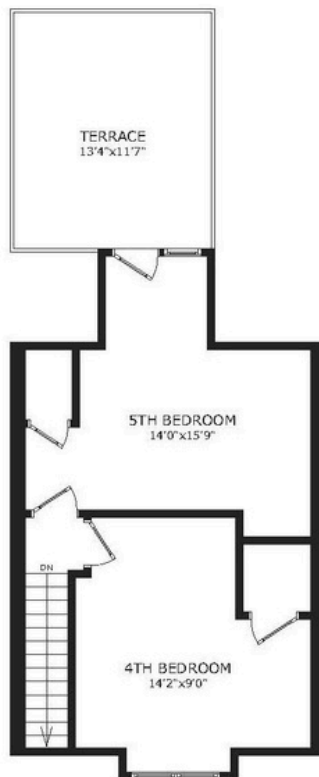




First Floor



Second Floor



Third Floor



Basement



Rental Unit



Floor Plans

Self-Contained Rental Unit





Don't take our word for it this is what our clients **LOVE** about the area...

- Steps to Wychwood Barns - home to the Saturday Farmers' Market, artist studios, and vibrant community events.
- Just around the corner from fantastic local businesses that locals love, like Romi's, Pukka, Krave, Baker and Scone, Bar Ape Gelato and many more.
- Plenty of transit options including the St. Clair streetcar offering convenient connections to downtown and beyond.
- Vibrant, tight-knit neighbourhood vibe— a nice mix of longstanding residents and newer families.
- Great schools nearby including public and private options.



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