



363 Atlas Ave

PRESENTED BY

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Welcome Home



3+1



4



1



Semi-Detached







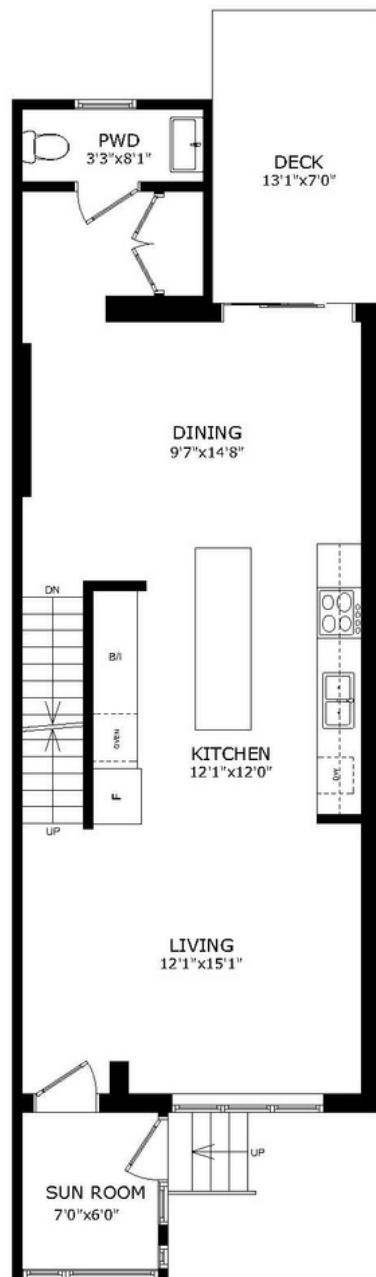








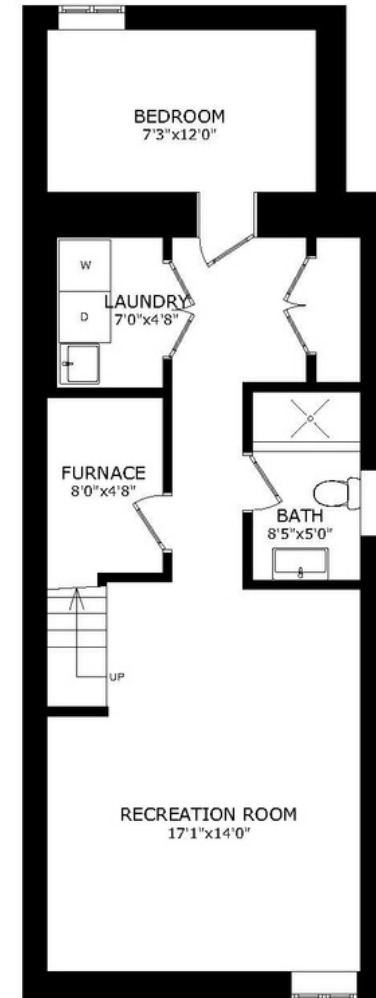




MAIN FLOOR



SECOND FLOOR



BASEMENT

Floor Plan































363 Atlas Ave

Welcome to your new Cedarvale Sweetie. Perfectly situated in this vibrant and desirable neighborhood, this fully renovated 3+1 bedroom home blends modern living with timeless charm. Designed with comfort, functionality, and elegance in mind, it is a true turnkey opportunity in one of Toronto's most sought-after communities. At the front, an enclosed sunroom-style porch creates a bright and practical entry ideal for keeping essentials organized, storing outdoor gear, or tucking away strollers. Step inside to open-concept living and dining areas, anchored by beautiful hardwood floors and filled with natural light from oversized windows. The sleek chefs kitchen offers premium appliances, high-end finishes, and custom cabinetry with abundant storage. At the back, a thoughtfully designed mudroom serves as the perfect drop zone for coats, shoes, and bags, finally giving you oodles of space for everything. A stylish powder room completes this level. Upstairs, the primary suite impresses with wall-to-wall closets, oversized windows, and a spa-inspired ensuite. Two additional bedrooms, each with their own closets and large windows, provide comfort and flexibility, with every room feeling bright, airy, and welcoming. The full-height basement extends the living space with modern finishes and versatility. A spacious rec room is perfect for movie nights, a playroom, or a gym, complemented by a separate laundry room, sleek full bathroom, and a fourth bedroom ideal for guests, extended family, or a home office. Perfectly located between Eglinton and St. Clair, this home offers the best of both worlds. A short stroll brings you to the lush greenery of Cedarvale Park, while easy transit makes commuting simple. Local favorites like Hunter Coffee and the many restaurants along St. Clair and Eglinton ensure that some of the city's best dining and café culture are always nearby.



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

Green Space and Recreation

- Steps to Cedarvale Park, Phil White Arena, tennis courts, sports fields, off leash dog park and shady Cedarvale Ravine with trails for hiking, walking and biking

Cafes, Restaurants and Shops

- A short stroll from beloved independent businesses along Oakwood, Vaughan and St Clair West, such as Hunter Coffee, Primrose Bagels, Porzia's, Bar Ape Gelato, Romi's and much more

Transit and Connectivity

- Plenty of transit options nearby that offer convenient connections to downtown and beyond, including buses, streetcar, subway and the upcoming Eglinton line

Family Friendly Community

- Vibrant, tight-knit neighbourhood vibe— a nice mix of longstanding residents and newer families, with great schools nearby including public and private options

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