



# 158 Bowie Ave

PRESENTED BY

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Welcome Home



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Detached















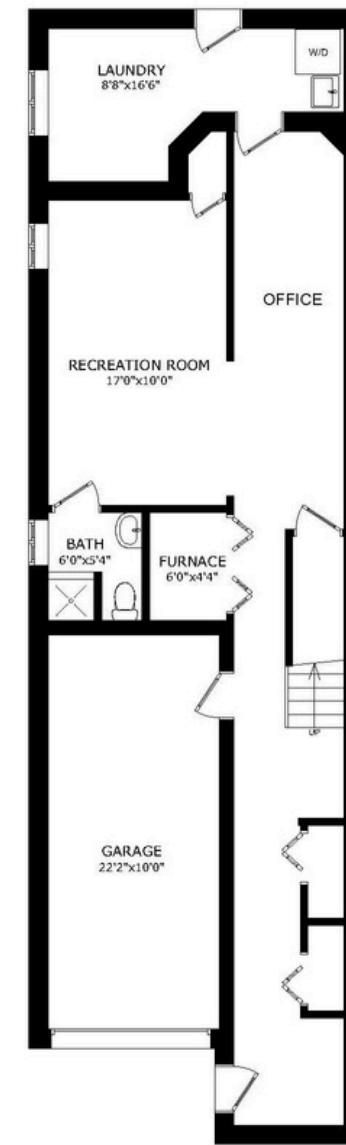












# Floor Plan

# 158 Bowie Ave

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Welcome to 158 Bowie Ave - a detached, 3 bed 4 bath family home offering comfort, and flexibility on with a private driveway and garage. Thoughtfully laid out across three levels with generous living spaces and a rare attached garage with inside entry, this is a home designed for real life - whether you're growing, nesting, or planning for the future. The main floor offers excellent flow, with separate living and dining rooms ideal for entertaining, a convenient 2-piece powder room, and a cozy family room perfect for everyday relaxation. The large kitchen and breakfast room are the true heart of the home, featuring extensive built-in shelving and pantry storage, and a walkout to the backyard deck - an easy setup for morning coffee, family dinners, or summer gatherings. Upstairs, natural light pours in through a skylight in the hallway, leading to a spacious primary suite complete with a bay window overlooking the street and a private ensuite bath. Two additional bedrooms, offer comfortable accommodations for children, guests, or home office space. All bedrooms have thoughtfully created custom closets. The finished basement adds valuable versatility, with a large recreation room, a 3-piece bathroom, and a generous laundry and storage room and a space for a home office. A separate entrance to the backyard creates excellent potential for a guest suite, teen retreat, or future income possibilities. Outside, the fully fenced backyard provides a private space to relax, entertain, or garden, while the attached garage and private drive add everyday convenience rarely found in the area. Located just minutes from parks, schools, local amenities, and a short walk to the future Eglinton Crosstown LRT, this is a home that offers both immediate comfort and long-term value in a neighbourhood on the rise. A true detached family home. A quiet street. A place to grow. Hurry home.



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

## Strong sense of community

- A place where people know each other, kids play outside, and longtime residents mix easily with new families and professionals.
- Close to schools, parks, community centres, and everyday essentials, the area is well-suited for growing families and multigenerational living.

## Quiet residential streets with city convenience

- Tree-lined streets and low traffic offer a peaceful, residential feel, while still being close to everything that makes Toronto vibrant.

## Excellent transit access (and getting even better)

- Easy access to buses, nearby subway stations, and the upcoming Eglinton Crosstown LRT makes commuting across the city faster and easier — a huge long-term value driver for the area.

## Access to green space

- Residents enjoy nearby parks like Fairbank Memorial Park, local playgrounds, and trails — perfect for walking, biking, and outdoor time.

## Walkable local amenities

- Coffee shops, bakeries, neighbourhood restaurants, grocery stores, and services are all close by, making daily life easy and convenient.

## A neighbourhood on the rise

- Ongoing infrastructure investment and thoughtful redevelopment are bringing renewed energy to the area, while still preserving its established, authentic character.
- A great blend of old and new

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