



# 11A Alcina Ave

PRESENTED BY

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Welcome Home



3+1



3



1



Semi-Detached

*11 1/2 Alcina Avenue*

11 1/2  
11A













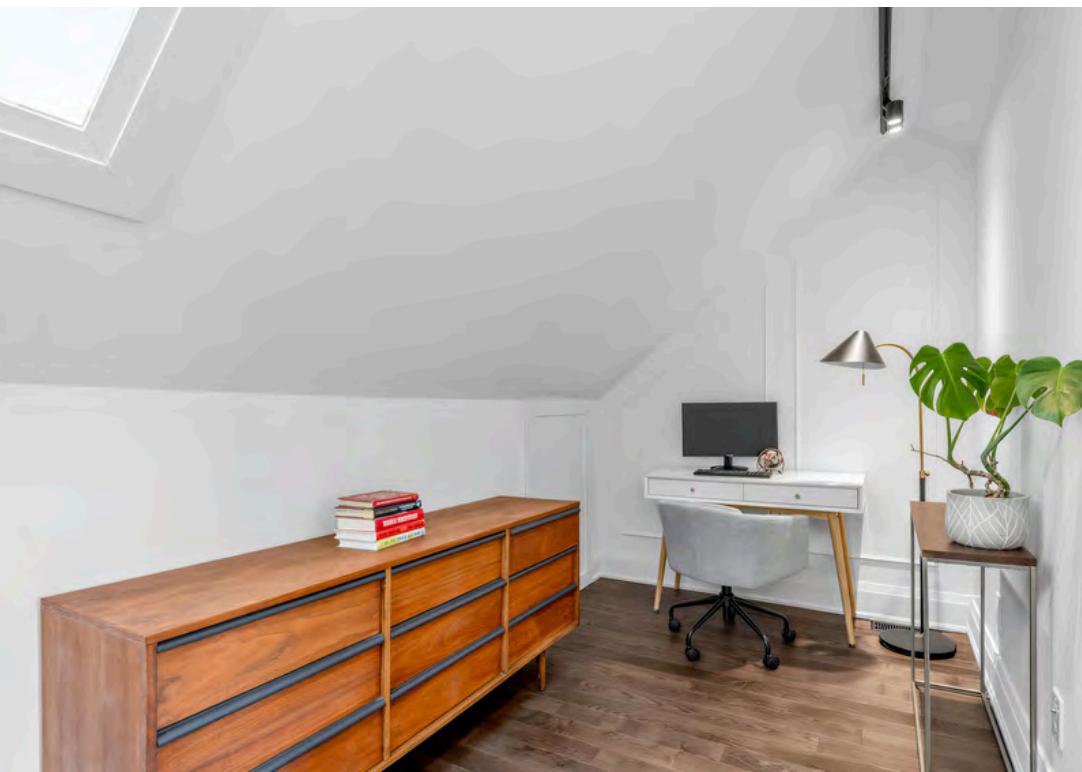






















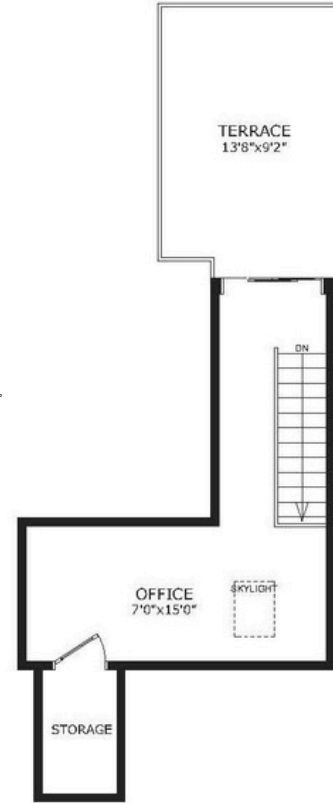




MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT



GARAGE

# Floor Plan

# 11A Alcina Ave

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At 11A Alcina, there is that rare and immediate feeling of home — warm, welcoming, beautifully finished, and designed for a full and happy life. Tucked into one of St. Clair West’s most beloved pockets, this dreamy 3+1 bedroom home unfolds thoughtfully over four levels, with each space offering its own sense of purpose, comfort, and charm.

The main floor is bright, open, and effortlessly inviting — the kind of space where mornings begin slowly with coffee in the sun and evenings fill easily with friends, family, and the comforting rhythm of everyday life. Stylish details run throughout, the open plan Living and dining rooms offer space to spread out into, and the welcoming and private front foyer offers a place to tuck away the mess. At the heart of it all is a chef’s kitchen that is as functional as it is beautiful, opening directly onto the rear deck and yard. With its south-facing exposure, this outdoor space is a true sunshine lover’s dream — golden afternoon light, easy summer dinners, children playing in the yard, and a seamless connection between inside and out. A main floor powder room adds everyday practicality to the level.

On the second floor, three light-filled bedrooms and a dreamy spa like bathroom. With spaces that feel airy, calm, and deeply livable. There is a sense of ease here — rooms that work beautifully for growing families, guests, or the shifting needs of life, all tied together by thoughtful design and cleverly integrated hidden storage throughout the home.

The third floor is a true bonus — a quiet retreat that lends itself perfectly to a home office, studio, reading room, or private escape — with the added luxury of its own beautiful deck above the treetops. It is the sort of space that makes a home feel especially special, offering both flexibility and a little everyday magic.

Downstairs, the lower level continues the story with a rec room ready for movie nights, playtime, teenage hangouts, or simply a bit of extra breathing room. A stylish spa-like bathroom brings a calming, elevated feel to the space, and the additional bedroom offers even more versatility for guests, work, or family overflow.

And then there is the garage — detached, practical, and always appreciated. Park ’em if you got ’em.

With all the heavy lifting already done, 11A Alcina is more than just a beautiful house — it is a home that invites you to settle in, stretch out, and get on with the joyful business of living a big, beautiful life.



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

## Recreation & Green Space

- Residents enjoy easy access to nearby green spaces including Wychwood Barns Park and Cedarvale Park, offering room to walk, relax, play, and enjoy the outdoors close to home.

## Independent Restaurants and Cafés

- The St. Clair West area is loved for its mix of independent cafés, bakeries, and local food spots, giving the neighbourhood an authentic, walkable main-street feel.

## Shopping & Amenities

- Everyday conveniences are steps away, with a broad mix of neighbourhood shops, services, and local businesses that make errands simple and convenient.
- The popular Wychwood Barns farmers' market adds another layer of convenience and charm, offering fresh local food and artisan vendors right in the community.

## Community and Lifestyle

- Nearby Wychwood Barns is a well-loved community cultural hub known for year-round programming, events, arts, and neighbourhood connection.
- The neighbourhood offers a warm, established feel that blends city living with a genuine sense of character and community.

## Transit & Commute

- The area is well connected by St. Clair West Station and the 512 St. Clair streetcar, making midtown and downtown travel straightforward.
- The 512 route offers 10-minute-or-better service for much of the day, which adds real ease to daily commuting and getting around the city.

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