

WELCOME TO
170 Kensington Avenue S



WOOLCOTT
REAL ESTATE



Where Character Meets Convenience

Charming Gage Park gem nestled at the base of the Hamilton Mountain, just steps from one of the city's most beloved parks. This character-filled home combines timeless charm, thoughtful updates and an unbeatable location.

Inside, you'll find the kitchen has been lovingly updated with crisp white cabinetry, matching white appliances, stone countertops and an elegant backsplash, creating a bright and inviting space that is both stylish and functional.





1,264 Sq. Ft.



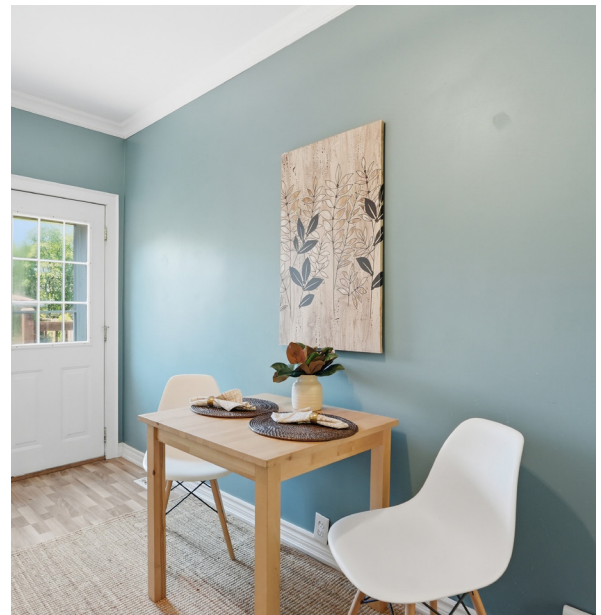
\$4,047 / 2025



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Heart & History

The welcoming main floor features a spacious foyer, a charming living room filled with character and a generous dining room that flows seamlessly for everyday living and entertaining. Original hardwood flooring with classic inlaid detailing adds warmth and charm throughout much of the home.





Room for Everyone

The upper level offers three well proportioned bedrooms filled with natural light, providing flexible space for growing families, overnight guests or a dedicated home office.



Refreshing Retreat

Completing the upper level is an updated four-piece bathroom with crisp finishes, ample storage and a timeless aesthetic that will never go out of style.



Space to Unwind

Enjoy quiet mornings on the inviting front porch and summer gatherings on the generous back deck overlooking the fully fenced backyard that is ideal for children and pets.

Conveniently located near Gage Park, schools, trails, transit and the vibrant shops, cafés and restaurants of Ottawa Street.



Room Measurements

MAIN LEVEL

Kitchen	16'3" X 9'9"
Dining Room	14'2" X 10'6"
Living Room	13'9" X 10'8"

UPPER LEVEL

Bedroom	13'3" X 11'
Bedroom	13' X 10'9"
Bedroom	12'2" X 9'10"
Bathroom	4 Piece



Drew Woolcott
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