

QUICK REFERENCE · 2026 PLANNING GUIDE

Toronto Home Renovation Costs

Cost per square foot by scope, with total construction cost for three common house sizes. Print this page and keep it beside your budget.

Cost Per Square Foot by Scope

SCOPE OF WORK	PER SQ FT	1,500 SQ FT	2,000 SQ FT	3,000 SQ FT
Cosmetic refresh	\$150–\$250	\$225K – \$375K	\$300K – \$500K	\$450K – \$750K
Mid-range full home renovation	\$250–\$400	\$375K – \$600K	\$500K – \$800K	\$750K – \$1.20M
High-end / structural	\$400–\$600+	\$600K – \$900K+	\$800K – \$1.20M+	\$1.20M – \$1.80M+
Full gut renovation	\$350–\$550+	\$525K – \$825K+	\$700K – \$1.10M+	\$1.05M – \$1.65M+
Renovation + addition	\$250–\$500	\$375K – \$750K	\$500K – \$1.00M	\$750K – \$1.50M

What Each Tier Covers

TIER	TYPICAL SCOPE
Cosmetic	Paint, flooring, fixtures, refaced cabinetry, basic bathroom updates. Walls and systems stay put.
Mid-range	New kitchen, full bathroom rebuilds, some layout changes, 200-amp service, partial plumbing and HVAC, quality finishes throughout.
High-end	Load-bearing changes and steel, open spans, full window replacement, custom millwork, natural stone, designed lighting, smart systems.
Full gut	Stripped to studs. New insulation, air sealing, plumbing, electrical, HVAC, subfloors. A new house inside the existing shell.
Reno + addition	Renovation combined with new square footage — rear or second-storey. Prices closer to custom home rates.

These are construction costs only.

The figures above **exclude** design and architectural fees, structural engineering, permits and City fees, appliances, furniture, window coverings, landscaping, temporary accommodation — and **13% HST**.

Add 25–30% to any construction number to reach your true final cost. Page 2 shows exactly how that math works.

Small homes, higher rate

Kitchens and baths don't shrink. In a small house they take up a larger share of the plan, pulling the average up.

A gut adds 20–30%

You replace wiring, plumbing, HVAC, insulation and subfloors — not just the finishes you can see.

Bathrooms beat square footage

Four bathrooms cost far more than one and a half in the same-size house. Count wet rooms before you multiply.

PAGE 2 • WHERE THE MONEY GOES

Cost by Area & True Final Cost

Cost by Area of the Home

ITEM	TYPICAL COST	NOTES
Kitchen	\$50K – \$100K+	Largest single line item. Can be 20–25% of a small home's budget.
Primary ensuite	\$25K – \$60K	Most expensive room per square foot in any house.
Full window package	\$15K – \$50K+	Black frames, oversized units and triple glazing push to the top.
Underpinning	\$50K+	Before any finishing. Common in pre-1930 homes with low basements.
Finished basement	\$50K – \$100K+	Excludes underpinning or bench footing.
Comfort & tech	\$1.5K – \$50K	Heated floors \$1.5K–\$3K per room; smart home \$10K–\$50K. Wire during rough-in — retrofitting costs far more.
Permits & City fees	\$700 – \$3.5K	Renovations and additions. New builds run \$4.5K–\$8K.

From Construction Cost to Final Cost

Worked example: a 2,000 sq ft mid-range renovation at \$325 per square foot.

STEP	AMOUNT	RUNNING TOTAL
Construction cost	\$650,000	\$650,000
Soft costs — design, engineering, permits (10%)	+ \$65,000	\$715,000
HST (13%)	+ \$92,950	\$807,950
Contingency reserve (15% of construction, incl. HST)	+ \$110,175	\$918,125

A \$650,000 renovation is really a \$918,000 commitment. Appliances, furniture, window coverings, landscaping and temporary accommodation sit on top of that figure.

Estimate Your Own Budget

1. Measure actual above-grade square footage. Note any basement or new area separately.
2. Pick your tier honestly. Most inspiration photos sit one tier above the stated budget.
3. Raise your rate for each complexity flag at right.
4. Multiply: square footage × rate = construction cost.
5. Add 10% soft costs, then 13% HST, then hold 15% contingency — 20% for a pre-1950 home or any gut.

Complexity Flags

Each of these pushes you toward the upper half of your range:

- Built before 1960
- Knob-and-tube wiring or galvanized plumbing
- Suspected asbestos in plaster, insulation or duct wrap
- Relocating a kitchen or adding a bathroom
- Removing load-bearing walls
- Underpinning or foundation work
- Semi-detached, row house or no vehicle access
- Heritage district, ravine lot or TRCA land
- Any zoning variance required

Not sure whether to renovate, add, or rebuild? Novacon has been designing and building in Toronto since 2004 — custom homes, major renovations, additions and ADUs. We resolve zoning and permit constraints before design is finalised, so the number you get early is one you can act on. **Book a consultation at novacon.ca**