



429 St Clarens Ave Toronto Ontario M6H 3W2 Toronto C01 Dufferin Grove Toronto Taxes: \$7,171/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,357,000 List: \$1,049,900 For: Sale % Dif: 129
Detached Link: N 2-Storey	Fronting On: W Acreage: 24.12 x 128.83 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: St Clarens & Bloor Directions: St Clarens & Bloor

MLS#: C13101572 **PIN#:** 213080326
Legal: PTLT 13 PL 888 Toronto as in TB929658

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1962 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Other Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	29.76	x 6.43	
2	Living	Main	15.22	x 10.33	
3	Dining	Main	11.09	x 10.33	
4	Breakfast	Main	11.15	x 7.81	
5	Kitchen	Main	11.15	x 9.45	
6	Prim Bdrm	2nd	14.37	x 9.81	
7	Br	2nd	10.63	x 9.81	
8	Br	2nd	11.15	x 8.99	
9	Br	2nd	10.96	x 6.79	
10	Rec	Lower	27.69	x 9.71	
11	Utility	Lower	11.42	x 17.49	
12	Laundry	Lower	10.2	x 13.68	

Client Remks: Welcome to 429 St. Clarens Avenue, A two-storey home set on an impressive 24.12 x 128.83 ft lot, ideally positioned on one of the most desirable blocks at the intersection of Dufferin Grove and Brockton Village. This property presents a fantastic opportunity to renovate and customize a character-filled home to suit your vision. The main level offers a functional and spacious layout, perfect for both everyday living and entertaining. Upstairs, you'll find four generously sized bedrooms-an increasingly rare and highly sought-after feature in this established neighbourhood. Enjoy an unbeatable location just steps from Lansdowne Station, excellent local amenities, parks, schools, and a vibrant mix of cafes, restaurants, and independent shops. A rare chance to create your dream home in one of Toronto's most dynamic and sought-after communities.

Inclusions: Existing Light fixtures, existing fridge, stove, CAC, Furnace.

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



20 Muir Ave Toronto Ontario M6H 1E8 Toronto C01 Dufferin Grove Toronto Taxes: \$6,077.94/2025 Sold Date: 02/03/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,275,000 List: \$1,288,800 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: N Acreage: 23 x 109.5 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x4xMain, 1x4x2nd	Dir/Cross St: College & Dufferin Directions: College & Dufferin

MLS#: C12739448 **PIN#:** 213090171
Legal: PT LT 20 PL 938 TORONTO AS IN CA813770; CITY OF TORONTO

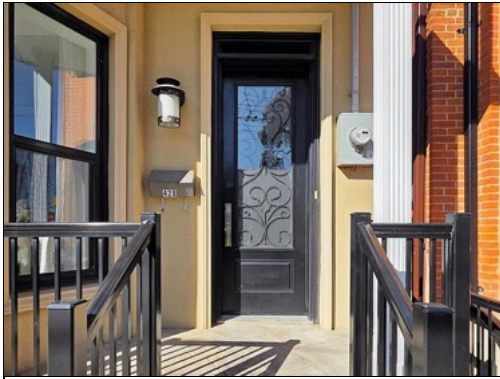
Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Insulbrick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.22	x 14.6	Hardwood Floor	Open Concept	East View
2	Dining	Main	14.6	x 17.22	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	13.78	x 11.29	W/O To Yard	Eat-In Kitchen	East View
4	Br	Main	13.12	x 9.02	Hardwood Floor	Se View	
5	Prim Bdrm	2nd	13.65	x 11.29	Hardwood Floor	Closet	North View
6	Br	2nd	13.19	x 12.14	Hardwood Floor	Closet	Se View
7	Br	2nd	9.12	x 7.84	Hardwood Floor	Double Closet	East View

Client Remks: Located In The Highly Desirable Dufferin Grove Neighbourhood, This Spacious And Bright Family Home Sits On A Rare 23-Foot Wide Lot And Offers Exceptional Potential. Features Hardwood Flooring Throughout The Main And Second Floors, A Functional Layout And A Large Eat-In Kitchen With Walk Out To A Spacious Backyard. The Oversized Double Car Garage With Lane Access Provides Valuable Parking And Storage. The High Basement With A Separate Entrance Offering An Excellent Opportunity For Extended Living Space Or A Future Suite. Just Steps To The Dufferin Bus And Bloor Subway Line For Ultimate Convenience. Close To Parks, Schools, And All Amenities, The Location Can't Be Beat. The Oversized Double Car Garage With Lane Access Provides Valuable Parking And Storage And An Awesome Opportunity To Build A Laneway House (Report Available).

Inclusions: Fridge, Stove, Washer, Dryer, High Efficiency Furnace (2025), Hot Water Tank Owned

Listing Contracted With: EXP REALTY **Ph:** 866-530-7737



420 ossington Ave Toronto Ontario M6J 3A7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,091.36/2025 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 99			Sold: \$1,480,000 List: \$1,480,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: W Acreage: 19 x 100 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Ossington / College Directions: Ossington / College

MLS#: C12475132 **PIN#:** 212790270
Legal: Pt Lots 20 To 21, Plan 382

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	30.41	x 15.72	Hardwood Floor	Combined W/Dining	Open Concept
2	Kitchen	Main	14.14	x 11.48	Stainless Steel Sink	Centre Island	Quartz Counter
3	Dining	Main	30.41	x 15.72	Hardwood Floor	Combined W/Living	Pot Lights
4	Prim Bdrm	2nd	14.27	x 10.53	Hardwood Floor	3 Pc Bath	Balcony
5	2nd Br	2nd	12.3	x 9.61	Hardwood Floor	Mirrored Closet	
6	3rd Br	2nd	11.45	x 9.48	Balcony	Hardwood Floor	
7	4th Br	Main	10.89	x 9.81	Hardwood Floor	W/O To Garage	
8	Rec	Bsmt	26.64	x 13.25	Pot Lights	W/O To Garage	
9	Laundry	Bsmt	0	0			

Client Remks: Absolutely Fabulously Renovated From Top To Bottom Quiet & Stunning Detached Home In Trinity Bellwoods!! Kitchen Features S/S Appliances, Quartz Countertops, Double Fridge, Pot Lights & Hardwood Floor Throughout. Furnace & Roof (2020). Fantastic ment Opportunity;Finish Basement white a Separate Entrance. Steps From Restaurants, Bars, Gym & Metro!!!! 200-amp service panel!!!! pls visit <https://www.winsold.com/tour/423844> for more inf

Listing Contracted With: MASTER'S TRUST REALTY INC. **Ph:** 905-940-8996

	11 Heydon Park Rd Toronto Ontario M6J 2C7 Toronto C01 Little Portugal Toronto Taxes: \$9,358.22/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 36		Sold: \$1,490,000 List: \$1,528,222 For: Sale % Dif: 97		
	Detached Link: N 2-Storey		Fronting On: W Acreage: 22.58 x 108 Feet Irreg:		Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x3, 1x4
	Dir/Cross St: College St & Dovercourt Rd Directions: College St & Dovercourt Rd				
	MLS#: C12925850 PIN#: 212790117 Legal: LT 17 PL D1433 TORONTO; PT LT 18 PL D1433 TORONTO AS IN WB175052; T/W WB175052; CITY OF TORONTO				
Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Other		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	
# Room Level Length (ft) Width (ft) Description					
Client Remks: Welcome to 11 Heydon Park Road, a charming 1928 three-bedroom home lovingly maintained by the same family for over 60 years. Filled with warmth, vintage character, and endless possibilities, this home is ready for its next chapter. Centrally located on a quiet, tree-lined street in Toronto's sought-after Little Portugal, just steps from vibrant, walkable Trinity-Bellwoods and Little Italy - offering the perfect balance of city living and residential comfort. Inside, discover sun-filled rooms with hardwood floors, original trim and moldings, and a vintage kitchen that beautifully preserves the charm of the 1920s while inviting modern updates. Upstairs, you'll find three comfortable bedrooms with ample natural light and closet space. The finished lower level provides flexible space for a home office, family room, or guest suite. Out back, the deep private yard offers a world of opportunity - whether you envision lush gardens, outdoor dining and entertaining, or a two-storey garden suite (city-approved zoning potential), ideal for extended family, rental income, or a creative studio space. Located just moments from College Street restaurants, cafes, shops, the Dovercourt YMCA, parks, transit, and schools, this timeless home feels like home the moment you arrive - a true urban retreat in the heart of Toronto, offering history, heart, and the space to dream.					
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-901-5700					



140 Rusholme Rd Toronto Ontario M6H 2Y7 Toronto C01 Dufferin Grove Toronto		Sold: \$1,500,000 List: \$1,590,000
Taxes: \$8,951/2025	For: Sale	% Dif: 94
Sold Date: 03/03/2026		
SPIS: No	Last Status: SLD	DOM: 48
Detached Link: N 2-Storey	Fronting On: W Acreage: < .50 26 x 98 Feet Irreg:	Rms: 12 Bedrooms: 6 Washrooms: 3 2x4x2nd, 1x4xBsmt
Dir/Cross St: College St & Dovercourt Rd Directions: College St & Dovercourt Rd		

MLS#: C12703224		PIN#: 212940253
Assignment: No		Fractional Ownership: No
Legal: PT LT102-102 PL 405 TORONTO AS IN CA 557995(FIRSTLY) S/T X T/WCA557995; CITY OF TORONTO		
Kitchens: 1	Exterior: Brick	Zoning: CR.R (do.6)
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV: A Hydro: Yes
Basement: Fin W/O / Apartment / Sep Entrance / Full	Drive:	Gas: A Phone:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type: Water System
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Family Room, Public Transit, School	Retirement:
Year Built: 1905	Interior Feat: Carpet Free	Under Contract: None
Yr Built Source: MPAC	Security Feat: Carbon Monoxide Detectors, Smoke Detector	HST Applicable to: Included In
Apx Sqft: 1500-2000		Sale Price:
Lot Shape: Rectangular		Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct: Fence - Partial
Roof: Shingles		Survey Type: None
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2025 POTL: N		
POTL Mo Fee:		
Laundry lev:		

Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Bsmt	0	0	Tile Floor
2	Br	Bsmt	0	0	Tile Floor
3	Bathroom	Bsmt	0	0	Tile Floor
4	2nd Br	2nd	0	0	Tile Floor
5	3rd Br	2nd	0	0	Tile Floor
6	4th Br	2nd	0	0	Tile Floor
7	Prim Bdrm	2nd	0	0	4 Pc Ensuite
8	Bathroom	2nd	0	0	4 Pc Bath
9	Dining	Ground	0	0	Hardwood Floor
10	Family	Ground	0	0	Hardwood Floor
11	Kitchen	Ground	0	0	Tile Floor

Client Remks: Located In The Toronto Dufferin Grove Community C01, Major Intersection In 1000 College St And Dovercourt Rd. Over 2000sqft living space. Surrounded By Dufferin Grove Park, Step to Market And Bloor St. This Two Story Building Earned Over \$5000+ Rental Income. Total 6 Bedrooms, 4 Bedrooms on the 2nd Floor With One Ensuite And One Full Bathroom. 2 Bedrooms In the Basement with one full washroom and separate entrance. This building has windows on each of the room and also has a rooftop sunlight window. Parking is on the front of the building and also has a detached garage behind #142 Rusholme St. This building is newly renovated and move-in condition. Good investment opportunity. Property was previously affected by a fire. Repair and remediation were completed. A fatality occurred as a result of the accident.

Listing Contracted With: KW Living Realty **Ph:** 905-474-0500



40 Heydon Park Rd Toronto Ontario M6J 2C8 Toronto C01 Little Portugal Toronto Taxes: \$6,681/2025 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,540,000 List: \$1,595,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 90 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xLower	Dir/Cross St: COLLEGE & DOVERCOURT Directions: COLLEGE & DOVERCOURT

MLS#: C12839010 **PIN#:** 212790053

Legal: Pt Blk A PI D1433 Toronto; Pt Lt 30PI D1433

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy, Porch Enclosed Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.1	x 14.47	Hardwood Floor	Closet	
2	Living	Main	11.38	x 14.47	Hardwood Floor	Fireplace	Window
3	Dining	Main	10.27	x 13.19	Hardwood Floor	B/I Bookcase	O/Looks Living
4	Kitchen	Main	7.09	x 12.7	Tile Floor	Stainless Steel Appl	Window
5	Breakfast	Main	6.4	x 11.09	Tile Floor	2 Pc Bath	W/O To Garden
6	Laundry	Main	6.4	x 11.09	Tile Floor		
7	Prim Bdrm	2nd	15.29	x 9.68	Hardwood Floor	Double Closet	Window
8	2nd Br	2nd	11.88	x 8.79	Hardwood Floor	Closet	Window
9	3rd Br	2nd	10.17	x 11.29	Hardwood Floor	Closet	Window
10	Living	Lower	14.07	x 18.08	Wood Floor	Combined W/Dining	
11	Dining	Lower	9.58	x 8.79	Wood Floor	Combined W/Living	
12	Kitchen	Lower	8.99	x 8.89	Tile Floor	Breakfast Bar	Window
13	Den	Lower	4.99	x 4.99	Window	Side Door	Wood Floor

Client Remks: Highly Coveted College & Dovercourt! Quiet Street Leads To This Beautiful 3 Bedroom, 3 Bath, Brick 2 Story With A Finished Separate Basement Apartment, That Is Currently Vacant. Private Backyard With a 1 Car Garage Off The Lane. Newer Exterior Walk Ways & Retaining Walls. Enclosed Front Porch Leads To The Spacious Foyer, Large Living Room With Natural Fireplace And Hardwood Floors, Dining Room With B/I Book Shelves. Gourmet Kitchen W/ Stainless Steel Appliances Leading To The Breakfast Area With Laundry And a 2 Pc Bath. Spacious Primary BR, Large 2nd And 3rd Bedrooms All With Hardwood Floors, And a 4 Pc Tiled Bath. Finished Basement With Separate Entrance Can Easily Be Rented Out, Or Used For The Family. Updated Hardwood Floors, New Stove, Fridge & Dishwasher Main Floor. Updated Furnace & Back Flow Valve. Very Quiet Street, Prime Location, Steps To College Street Shops, Cafes, Schools, Parks, TTC And More. Don't Miss This One!

Inclusions: S/S Fridge, Stove, Dishwasher, Washer & Dryer, Lower Level Fridge, Stove, Window Coverings, Light Fixtures, Garage Door Opener.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-921-1112



28 Shannon St Toronto Ontario M6J 2E7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$10,258.67/2025 Sold Date: 02/03/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,915,111 List: \$1,987,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 25 x 121 Feet Irreg:	Rms: 9 + 8 Bedrooms: 3 + 4 Washrooms: 6 1x4x3rd, 1x3x2nd, 2x3xBsmt, 1x3xGround, 1x3xUpper	Dir/Cross St: College and Ossington Directions: South of College, West off Ossington

MLS#: C12705340 PIN#: 212790255 Legal: PT LT 26 PL 382 CITY WEST AS IN CA26242 EXCEPT WB56129; CITY OF TORONTO		
Kitchens: 1 + 4 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Slate, Other Foundation: Concrete Block, Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 3 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Sump Pump, Water Heater Owned, Separate Hydro Meter Security Feat: Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Alarm System HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.71	x 4.17	Hardwood Floor	Tile Floor	
2	Living	Main	12.2	x 16.6	Hardwood Floor	Bow Window	Fireplace
3	Dining	Main	18.24	x 8.73	Hardwood Floor	Large Window	
4	Kitchen	Main	18.21	x 8.73	Tile Floor		
5	Bathroom	2nd	5.71	x 7.38	Tile Floor	Separate Shower	3 Pc Bath
6	2nd Br	2nd	12.2	x 15.52	Broadloom	W/O To Balcony	Bow Window
7	3rd Br	2nd	12.17	x 11.98	Hardwood Floor	Window	
8	Prim Bdrm	3rd	15.19	x 15.62	Hardwood Floor	W/O To Balcony	French Doors
9	Bathroom	3rd	9.88	x 13.98	4 Pc Ensuite	Separate Shower	Ensuite Bath
10	Laundry	Bsmt	5.74	x 7.97	2 Pc Bath		

Client Remks: Welcome to the Victorian Grande Dame on coveted Shannon street. Detached, 2.5 storey Victorian, this home offers exceptional presence, scale, and versatility in one of Toronto's most vibrant neighbourhoods at College and Ossington. This distinguished detached residence blends timeless 19th-century craftsmanship with an outstanding modern-day opportunity for buyers seeking a forever home with significant income or personal expansion potential. The main house showcases soaring ceilings, original stained glass, elegant built-in cabinetry, hardwood floors, and a wood-burning fireplace. Grand Victorian principal rooms include a spacious living room and formal dining area flowing into a spacious kitchen, complemented by a convenient side entrance. This leads to a private backyard retreat with access to the massive 3 car garage with laneway access, that qualifies for a laneway suite (Report attached) The second floor offers two generous bedrooms and a beautifully appointed 3-piece bathroom. The third floor is dedicated to a private primary suite, complete with a spa-inspired 4-piece ensuite and an expansive private rooftop deck-an elevated urban sanctuary. Adding to the home's income or expansion appeal are four self-contained, one-bedroom apartment suites, three separately metered and all with private exterior entrances. Two basement units are currently tenanted month-to-month, while the main and second floor suites are vacant-offering remarkable flexibility to integrate them into the main residence for your personal use or leverage them for strong rental or short-term income, perfectly timed with Toronto's upcoming World Cup and robust tourism demand. Steps to transit, parks, renowned schools, boutiques, cafes, and restaurants of College and Ossington, this is a rare opportunity to own a landmark Victorian with scale, parking, and income potential rarely found in Toronto's downtown. See attached details and floor plans for each of the 4 apartments.

Inclusions: Main House: Hot water heater (2022) Owned, Dishwasher, Fridge, Gas stove and oven, overhead fan, washer and dryer all sold "as is" 2 Ductless Air conditioning units (2nd and 3rd floors) Wood Burning fireplace in "as is" condition. Jacuzzi tub on 3rd floor works but is being sold in "as is" condition. The 4 Separate apartment units each include a Fridge and stove in "as is" condition. The tenants all share the included coin operated Washer and Dryer (sold "as is") located in the front basement with only outside steps access. All existing light fixtures and window coverings are include throughout the main house and all 4 apartment units. Alarm Source fire and C02 dedicated direct wireless alarm system for main house and all 4 apartments has a yearly monitoring fee of \$420.00 and is no longer under contract. (Contract was for 5 years and has ended and now pay twice a year)



277 Concord Ave
Toronto Ontario M6H 2P4
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$8,174.30/2025 **For:** Sale **% Dif:** 99
Sold Date: 01/29/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Detached **Fronting On:** E **Rms:** 7 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 136 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x4x2nd, 1x3x2nd,
 1x4xBsmt
Dir/Cross St: Bloor St W & Ossington Ave **Directions:** Hold.

MLS#: C12733278		PIN#: 212820204	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 22 BLK R PL 329 CITY WEST AS IN CT689342 EXCEPT WB58859; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Drive: Private	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat: Family Room, Fenced Yard, Hospital, Library, Park, Public Transit, School	Retirement:	
Year Built: 1890	Interior Feat: Carpet Free, Water Heater	Under Contract:	Hot Water Heater
Yr Built Source: MPAC		HST Applicable to:	Included In
Apx Sqft: 1500-2000		Sale Price:	
Roof: Asphalt Shingle		Farm/Agr:	
Foundation: Unknown		Oth Struct:	
Assessment: POTL: N		Survey Type:	None
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

Water Body Type: Bay							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.22	x 9.84	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	11.48	x 9.84	Hardwood Floor	Crown Moulding	2 Pc Bath
3	Kitchen	Main	14.76	x 10.17	Laminate	Stainless Steel Appl	Centre Island
4	Family	Main	15.42	x 10.17	Laminate	Combined W/Kitchen	W/O To Yard
5	Prim Bdrm	2nd	21	x 10.17	Laminate	Double Closet	3 Pc Bath
6	2nd Br	2nd	10.83	x 9.19	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.48	x 15.42	Hardwood Floor	Closet	California Shutters
8	Rec	Bsmt	21.33	x 13.78	Vinyl Floor	Pot Lights	4 Pc Bath

Client Remks: Welcome to 277 Concord Ave, a move-in-ready detached home tucked into one of Toronto's most vibrant pockets, offering approximately 2,066 sq. ft. of beautifully finished interior living space designed for effortless city living. Set across three finished levels, this home delivers a highly desirable 3-bedroom, 4-washroom layout (3 full, 1 powder), with a sun-filled open-concept main floor that flows seamlessly from a dedicated dining area into a stunning custom kitchen (2020), complemented by updated kitchen and dining flooring (2020), making it perfect for both everyday life and entertaining. Upstairs, the primary suite feels like a true retreat, complete with a private ensuite. The fully finished basement adds exceptional flexibility for a media room, home office, or guest suite, enhanced by a new vinyl floor (2020) and a separate entrance that creates excellent income potential (buyer to verify use and compliance). Thoughtful planning is already in place for those exploring a future basement suite, with a rough-in for plumbing and electrical located in the main-floor closet, allowing for the option of a separate laundry setup and avoiding shared washer and dryer arrangements (buyer to verify feasibility and permits). Major updates bring peace of mind, including a new furnace (2019), new roof (2023), new garage roof (2020), and a new washing machine (2025), while the upgraded backyard (2024) offers a private outdoor escape for summer lounging and easy entertaining. Finished with the rare bonus of a detached private two-car garage with potential for a laneway suite (buyer to verify feasibility and permits), this is a standout opportunity to own a spacious, move-in-ready detached home steps to the TTC/Subway, trendy cafes, restaurants, and Christie Pits park.

Inclusions: All electrical light fixtures and window coverings. All appliances: Fridge/freezer combo, stove/oven combo, dishwasher, hood fan/range, chest freezer, washer and dryer.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



37 Havelock St Toronto Ontario M6H 3B3 Toronto C01 Dufferin Grove Toronto Taxes: \$15,345/2025 Sold Date: 05/09/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$3,150,000 List: \$3,099,000 For: Sale % Dif: 102
Detached Link: N 3-Storey	Fronting On: E Acreage: 30.5 x 147 Feet Irreg:	Rms: 12 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3x3rd, 1x4xLower	Dir/Cross St: Dovercourt & College Directions: Dovercourt & College

MLS#: C13078342 **PIN#:** 212940211
Legal: PT LT 114-115 PL 405 TORONTO AS IN CA763060; S/T & T/W CA763060; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Hardboard Gar/Gar Spcs: Detached / 1 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, In-Law Capability, Storage, Sump Pump, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.33	x 5.91	Tile Floor	2 Pc Bath	Closet
2	Living	Main	12.99	x 17.42	Hardwood Floor	Gas Fireplace	Large Window
3	Dining	Main	8.92	x 9.91	Hardwood Floor	Pot Lights	Open Concept
4	Family	Main	11.91	x 13.16	Hardwood Floor	W/O To Deck	Open Concept
5	Kitchen	Main	9.25	x 17.75	Hardwood Floor	Centre Island	Stainless Steel Appl
6	Prim Bdrm	2nd	20.57	x 10.4	Hardwood Floor	W/I Closet	3 Pc Ensuite
7	2nd Br	2nd	15.58	x 13.85	Hardwood Floor	W/I Closet	Large Closet
8	Laundry	2nd	5.09	x 6.33	Tile Floor	Laundry Sink	
9	3rd Br	3rd	21.92	x 15.49	Hardwood Floor	W/I Closet	Large Window
10	4th Br	3rd	21.65	x 12.76	Hardwood Floor	W/I Closet	Large Window
11	Rec	Lower	9.42	x 28.18	Vinyl Floor	4 Pc Bath	Window
12	Games	Lower	19.85	x 11.25	Vinyl Floor	Window	

Client Remks: 37 Havelock St is one of those homes that immediately stands apart. Thoughtfully reimagined, beautifully scaled, and effortlessly functional. Taken back to the brick in 2019 and extended a full 10 feet at the rear, every inch has been carefully considered to create a space that feels both refined and easy to live in. The main floor strikes that perfect balance between openness and definition. Red oak flooring runs throughout, a gas fireplace adds warmth to the living space, and the layout flows naturally through the dining area into a generous family room and a stunning kitchen at the back of the home. The oversized centre island anchors the space, ideal for everything from casual mornings to hosting friends. Large rear doors open onto a generous deck, overlooking a deep 147-foot lot with a seamless blend of patio stone and green space. Upstairs, all four bedrooms are truly impressive in scale. Each offers its own sleeping and sitting area, along with walk-in closets, something rarely found across all bedrooms! The primary suite is a calm, light-filled retreat with east-facing exposure, CN Tower views, a spacious walk-in closet, and a well-appointed three-piece ensuite. The lower level extends the living space even further, offering a versatile rec room with a separate area ideal for games, music, or whatever your lifestyle calls for. A wide right of way driveway leads to a detached garage, with two additional surface parking spaces, an uncommon and valuable feature in this neighbourhood. Set at Dovercourt and College, you're right in the heart of the west end-just a short walk to Dufferin Grove Park and Little Italy, with Trinity Bellwoods Park nearby, and surrounded by some of the city's best cafes, shops, and local favourites.

Inclusions: Stainless Steel Appliances: Dacor gas range, Miele dishwasher, Kitchen Aid fridge/freezer. Samsung fridge in basement. All Electrical Light Fixtures, All Ceiling Fans, All Window Coverings, Wardrobe in Foyer, Projector Screen in Basement.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000