

	12 Whitaker Ave Toronto Ontario M6J 1A1 Toronto C01 Niagara Toronto Taxes: \$5,444.55/2025 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 14		Sold: \$560,000 List: \$599,900 For: Sale % Dif: 93		
	Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 12 x 80 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 1 1x3xBsmt		
	Dir/Cross St: King & Tecumseh Directions: West off Tecumseh				
MLS#: C13023606 PIN#: 212430332 Legal: Pt Lot 24 Plan 126 Toronto					
Kitchens: 1 Fam Rm: N Basement: Half Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1875 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Brick Assessment: \$718,000 / 2025 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Arts Centre, Cul De Sac, Fenced Yard, Level, Public Transit, School Exterior Feat: Awnings Interior Feat: Carpet Free			
		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	10.66	x 3.12	Parquet Floor
2	Br	Ground	10.5	x 9.35	Parquet Floor Window
3	Living	Ground	11.32	x 10.83	Parquet Floor Window
4	Dining	Ground	10.99	x 7.22	Linoleum Window
5	Kitchen	Ground	7.22	x 6.56	Linoleum Window
6	Br	2nd	11.15	x 9.84	Hardwood Floor Window
7	Br	2nd	11.32	x 10.99	Hardwood Floor Window
8	Den	2nd	10.99	x 7.38	Linoleum Window
Client Remks: 1875 Row House in Historic King West Area. On Quiet Cul De Sac. High Ceilings, Oversized Windows, Original Doors and Trim. House Has Not Been Lived in For a Number of Years. Needs Extensive Work But Has Potential. Inclusions: GB&E, HWH(Owned). Both in "As Is" Condition. Listing Contracted With: J. K. HOFFMANN REAL ESTATE LTD. Ph: 416-698-5376					



133 Jersey Ave Toronto Ontario M6G 3A5 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$741,666.66 List: \$699,000
Taxes: \$14,910.39/2025	For: Sale	% Dif: 106
Sold Date: 06/08/2026		
SPIS: No	Last Status: SLD	DOM: 61
Vacant Land	Fronting On: E	Rms:
Link:	Acreage: Not Appl	Bedrooms: 0
	18.67 x 103.51 Feet	Washrooms: 0
	Irreg:	
Dir/Cross St: Bloor & Christie Directions: Bloor & Christie		

MLS#: C12972668	PIN#: 212550480
Legal: PART OF LOT 18 PLAN 75; BEING PART 3, PLAN 66R-28408 CITY OF TORONTO	

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Gar/Gar Spcs: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Prop Feat:	Zoning: Cable TV: No Hydro: No Gas: No Phone: No Water: Water Supply Type: Sewer: Waterfront: None Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A truly rare opportunity in the heart of Toronto's sought-after Palmerston-Little Italy neighbourhood. Offered as a package, 129, 131 & 133 Jersey Avenue present three premium residential lots, perfectly positioned and primed for redevelopment. This is an ideal opportunity for builders, investors, or end-users looking to create something special. The properties are well-suited for a townhouse development, with existing plans already prepared by the seller. Buyers will have the opportunity to take over and proceed with their own building permit application, allowing flexibility to bring their vision to life. Located on a quiet residential street with rear laneway access, the potential here is exceptional-whether you're looking to build custom homes, explore income-generating opportunities, or design your dream residence in the city. Surrounded by some of Toronto's most vibrant amenities-just steps to Little Italy, Christie Pits Park, Bickford Park, transit, restaurants, cafes, and boutique shops-this location continues to see strong demand and long-term growth. Opportunities like this are increasingly rare in the Toronto core. All three lots must be purchased together.					
Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-2600					



129 Jersey Ave Toronto Ontario M6G 3A5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$16,981.90/2025 For: Sale % Dif: 106 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 61			Sold: \$741,666.66 List: \$699,000
Vacant Land Link:	Fronting On: E Acreage: Not Appl 17.39 x 103.94 Feet Irreg:	Rms: Bedrooms: 0 Washrooms: 0 Dir/Cross St: Bloor & Christie Directions: Bloor & Christie	

MLS#: C12972670 **PIN#:** 212550481
Legal: PART OF LOT A PLAN 674, BEING PART 1 PLAN 66R-28408 CITY OF TORONTO

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Gar/Gar Spcs: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Prop Feat:	Zoning: Cable TV: No Hydro: No Gas: No Phone: No Water: Water Supply Type: Sewer: Waterfront: None Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A truly rare opportunity in the heart of Toronto's sought-after Palmerston-Little Italy neighbourhood. Offered as a package, 129, 131 & 133 Jersey Avenue present three premium residential lots, perfectly positioned and primed for redevelopment. This is an ideal opportunity for builders, investors, or end-users looking to create something special. The properties are well-suited for a townhouse development, with existing plans already prepared by the seller. Buyers will have the opportunity to take over and proceed with their own building permit application, allowing flexibility to bring their vision to life. Located on a quiet residential street with rear laneway access, the potential here is exceptional-whether you're looking to build custom homes, explore income-generating opportunities, or design your dream residence in the city. Surrounded by some of Toronto's most vibrant amenities-just steps to Little Italy, Christie Pits Park, Bickford Park, transit, restaurants, cafes, and boutique shops-this location continues to see strong demand and long-term growth. Opportunities like this are increasingly rare in the Toronto core. All three lots must be purchased together.					
Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-2600					



131 Jersey Ave Toronto Ontario M6G 3A5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$12,477.93/2025 For: Sale % Dif: 106 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 61			Sold: \$741,666.66 List: \$699,000
Vacant Land Link:	Fronting On: E Acreage: Not Appl 15.39 x 103.74 Feet Irreg:	Rms: Bedrooms: 0 Washrooms: 0 Dir/Cross St: Bloor & Christie Directions: Bloor & Christie	

MLS#: C12972672 **PIN#:** 212550479
Legal: PART OF LOT A PLAN 674 AND PART OF LOT 18 PLAN 75, BEING PART 2, PLAN 66R-28408 CITY OF TORONTO

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Gar/Gar Spcs: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Prop Feat:	Zoning: Cable TV: No Hydro: No Gas: No Phone: No Water: Water Supply Type: Sewer: Waterfront: None Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A truly rare opportunity in the heart of Toronto's sought-after Palmerston-Little Italy neighbourhood. Offered as a package, 129, 131 & 133 Jersey Avenue present three premium residential lots, perfectly positioned and primed for redevelopment. This is an ideal opportunity for builders, investors, or end-users looking to create something special. The properties are well-suited for a townhouse development, with existing plans already prepared by the seller. Buyers will have the opportunity to take over and proceed with their own building permit application, allowing flexibility to bring their vision to life. Located on a quiet residential street with rear laneway access, the potential here is exceptional-whether you're looking to build custom homes, explore income-generating opportunities, or design your dream residence in the city. Surrounded by some of Toronto's most vibrant amenities-just steps to Little Italy, Christie Pits Park, Bickford Park, transit, restaurants, cafes, and boutique shops-this location continues to see strong demand and long-term growth. Opportunities like this are increasingly rare in the Toronto core. All three lots must be purchased together.					
Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-2600					



266 1/2 Euclid Ave Toronto Ontario M6J 2K2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,005/2025 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$935,000 List: \$849,000 For: Sale % Dif: 110
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 13.25 x 129 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: College and Euclid Directions: One way up from Dundas

MLS#: C13097960 **PIN#:** 212500441
Legal: PLAN D152 PT LOT 16

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Insulbrick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Exterior Feat: Porch 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 Year: 2025 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	28.25	x 12.24	Hardwood Floor	Crown Moulding	Large Window
2	Dining	Main	28.25	x 12.24	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	18.04	x 10.33	Tile Floor	Combined W/Laundry	Walk-Out
4	Family	Main	11.52	x 10.33	O/Looks Backyard	Hardwood Floor	Closet
5	Prim Bdrm	2nd	12.4	x 12.17	Bow Window	Closet	Hardwood Floor
6	2nd Br	2nd	12.4	x 7.02	Hardwood Floor	Window	Closet
7	3rd Br	2nd	9.42	x 8.83	Tile Floor	Window	

Client Remks: Welcome to 266 1/2 Euclid Avenue, set on one of the most coveted and tree-lined streets in Trinity Bellwoods. Just steps to the neighbourhood's best restaurants, coffee shops, and one of Toronto's most iconic parks. This Victorian home offers an incredible opportunity in an unbeatable location. While the property is in need of restoration and renovation, its high ceilings, original character, and spacious rooms provide a remarkable canvas with tremendous potential. 8 Foot attic lends itself to a third floor addition. The home is also conveniently located near excellent public schools, Trinity Bellwoods Park, Kensington Market, Chinatown, the University of Toronto campus, and the lakeshore. With 24-hour Queen streetcar service just moments away, commuting across the city is effortless. Whether you are captivated by the area's vibrant culture, its peaceful tree-lined setting, or the transformative possibilities of the home itself, this property presents a truly rare offering in one of Toronto's most sought-after enclaves. More features include a cement-block garage accessible via a wide laneway. Recent outdoor updates include the removal of a cracked section of concrete in the backyard, replaced with 3/4 clear gravel, along with the installation of wire mesh and a waterproof membrane along the perimeter to help protect the basement. The garage has undergone significant improvements as well, The roof has been fully redone with new protector board, base, cap 250, and plywood, and the garage now features a brand-new insulated black automatic steel door measuring 10'2" x 8', complete with a solid top section, LiftMaster operator, and transmitter. This is an exceptional opportunity to restore and reimagine a classic Victorian residence in one of the city's most cherished neighbourhoods. House is being sold in "as is" where is" condition
Inclusions: All appliances and chattels in "as is" condition. GB&E

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



120 Euclid Ave Toronto Ontario M6J 2J9 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$800,000 List: \$850,000
Taxes: \$6,200/2025	For: Sale	% Dif: 94
Sold Date: 02/04/2026		
SPIS: No	Last Status: SLD	DOM: 9
Att/Row/Twnhouse	Fronting On: E	Rms: 5
Link:	Acreage:	Bedrooms: 2
2-Storey	16 x 135 Feet	Washrooms: 1
	Irreg:	1x4xBsmt
Dir/Cross St: DUNDAS & ROBINSON Directions: DUNDAS & ROBINSON		

MLS#: C12730340 **PIN#:** 212460619

Legal: PT LT 39 PL 74 TORONTO AS IN CT648552; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full	Drive: None	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age: 100+	Prop Feat: Park, Public Transit, School	Retirement:
Year Built: 1920	Interior Feat: None	HST Applicable to Included In
Apx Sqft: 700-1100		Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Unknown		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	2nd Br	Main	10.99	x 11.42	
2	Living	Main	12.99	x 11.75	
3	Kitchen	Main	11.91	x 10.76	
4	Prim Bdrm	Main	14.07	x 10.93	
5	Rec	Bsmt	19.91	x 10.79	
6	Laundry	Bsmt	7.58	x 5.51	
7	Kitchen	Bsmt	13.58	x 14.4	
8	Office	2nd	14.4	x 13.58	

Client Remks: This versatile 2-storey home offers strong potential for investors, renovators, or multigenerational living. Featuring 3 bedrooms, 2 kitchens, and a separate front entrance to a lower level semi in-law suite with walkout, the layout allows for the creation of a future rental, in-law suite, or separate living area, subject to renovations, including the addition of an upstairs washroom. Approximately \$50,000 has been invested in newly rebuilt stairwells and retaining walls at both the front and rear lower level entrances, adding significant value and improved access. The main floor includes two spacious bedrooms, a living room, and a kitchen with backyard access, while the second level offers a bright office space ideal for working from home or additional living area. Located in the heart of Trinity Bellwoods, just steps to Queen St W, parks, schools, shops, restaurants, and transit. This is a rare opportunity to add value in one of Toronto's most sought after neighbourhoods.

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. **Ph:** 905-858-3434



114 Manning Ave Toronto Ontario M6J 2K5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,380/2025 Sold Date: 01/22/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,060,000 List: \$899,000 For: Sale % Dif: 118
Att/Row/Twnhouse Link: Bungalow	Fronting On: W Acreage: 21.42 x 60 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xMain	Dir/Cross St: Dundas St W/Bathurst St Directions: Dundas St W/Bathurst St

MLS#: C12713206 **PIN#:** 212460534
Legal: PT LT 15 E/S BISHOP ST BLK A PL 75 TORONTO AS IN CA474057; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Other Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fenced Yard, Park, Public Transit, School Interior Feat: Primary Bedroom - Main Floor	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	11.35	x 11.65	Hardwood Floor	French Doors	W/O To Deck
2	Dining	Main	9.48	x 11.65	Hardwood Floor	French Doors	W/O To Deck
3	Kitchen	Main	9.74	x 14.24	Hardwood Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	Main	9.81	x 11.71	Hardwood Floor	B/I Closet	
5	2nd Br	Main	6.56	x 11.71	Hardwood Floor	Window	
6	Bathroom	Main	9.74	x 6.73	Combined W/Laundry	4 Pc Bath	Window

Client Remks: Tucked away in the heart of Trinity Bellwoods, this charming and fully updated home blends style, comfort, and character in one of Toronto's most sought-after neighbourhoods. Featuring over 1,000 sq ft of thoughtfully designed living with seamless indoor-outdoor flow, it's the perfect condo alternative. Double French doors open to a private backyard and spacious patio, ideal for entertaining or unwinding. Inside, enjoy designer lighting, a renovated bathroom, and a chef's kitchen complete with a professional Bertazzoni gas stove. Steps to the trendy shops, cafes, and restaurants of Queen West, this home offers downtown living with outdoor space and timeless appeal.

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Furnance (2017), Central a/c(2017)

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-232-9000



69 Robinson St Toronto Ontario M6J 1L4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,038.57/2025 Sold Date: 04/30/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,112,000 List: \$899,800 For: Sale % Dif: 124
Att/Row/Twnhouse Link: Bungalow	Fronting On: S Acreage: 25 x 91 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4xGround, 1x3xBsmt	Dir/Cross St: Queen (N) & Bathurst (W) Directions: Queen (N) & Bathurst (W)

MLS#: C13030534 **PIN#:** 212470138
Legal: PT LT 8, PLAN D-115 TORONTO AS IN CT882839 ; T/WCT882839 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Unknown Assessment: \$1,066,000 / 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, In-Law Capability, Primary Bedroom - Main Floor, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	9.22	x 9.45	Tile Floor	Eat-In Kitchen	O/Looks Living
2	Dining	Ground	9.22	x 16.27	Parquet Floor	Formal Rm	
3	Living	Ground	10.2	x 15.45	Sunken Room	Parquet Floor	W/O To Yard
4	Prim Bdrm	Ground	9.84	x 12.17	Parquet Floor	Closet	
5	2nd Br	Ground	10.01	x 11.42	Parquet Floor	Closet	
6	3rd Br	Ground	10.01	x 10.33	Parquet Floor	Closet	
7	Kitchen	Bsmt	12.86	x 12.2	Open Concept		
8	Rec	Bsmt	15.32	x 20.28	Dry Bar	3 Pc Bath	

Client Remks: Opportunity comes knocking in Trinity Bellwoods area. This solidly built, rare 3 bedroom bungalow with good bones is located in the heart of the city. Renovate or redecorate to suit your own taste. Well maintained by the same owner since 1987. High ceiling basement with a kitchen, large recreation room and a side walk-out. Potential for an in-law suite. Right-of-way rear laneway leads to possible 2 car parking. Roof done in November 2025. Whether you are a first time buyer, downsizer or end user, this is a remarkable investment opportunity. Enjoy the benefits of this downtown location where you can walk to the vibrant shops of Queen West or to Dundas Village. Close to Western Hospital, Chinatown, Kensington Market, Trinity Bellwoods Park, Scadding Court Rec/Community Centre, Schools and Churches. Walkers/bikers paradise! This home is a gem ready to be polished.

Inclusions: 2 Fridges, 2 Stoves, 1 Washer, 1 Exhaust fan, Electric light fixtures, Electric Baseboard Heaters, Dry bar, 3 chairs, All in "As is/Where is" Condition.

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-534-1124



122 Robinson St Toronto Ontario M6J 1M2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,206.13/2025 Sold Date: 03/17/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,251,000 List: \$949,000 For: Sale % Dif: 132
Att/Row/Townhouse Link: Bungalow	Fronting On: N Acreage: 20.83 x 58 Feet Irreg:	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4xMain, 1x3xLower	Dir/Cross St: Queen St. W. & Bellwoods Ave. Directions: Queen St. W. & Bellwoods Ave.

MLS#: C12866606 **PIN#:** 212460276
Legal: PT LT 9-10 BLK Y PL 75 TORONTO AS IN WB179753; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1860 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room 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	Kitchen	Main	16.6	x 11.52	Hardwood Floor	Modern Kitchen	Vaulted Ceiling
2	Living	Main	12.07	x 11.45	Hardwood Floor	Fireplace	Vaulted Ceiling
3	Dining	Main	7.68	x 10.37	Hardwood Floor	Pot Lights	Vaulted Ceiling
4	Br	Main	11.71	x 15.16	Hardwood Floor	Large Closet	4 Pc Ensuite
5	Br	Lower	11.02	x 10.73	Laminate	Double Doors	Window
6	Rec	Lower	19.75	x 14.6	Laminate	3 Pc Bath	B/I Bookcase

Client Remks: And here's to you 122 Robinson! You'll love this home more than you will know. Whoa, whoa, whoa! Welcome to 122 Robinson Street, your dream condo alternative just around the corner from Trinity Bellwoods Park. This spectacular freehold bungalow townhome has been renovated right down to the studs & reborn. Everything was renovated from top to bottom. The soaring cathedral ceiling with an impressive wooden beam draws your eyes upward & adds so much depth to the space, & with the large windows it's so bright you'll almost never need to turn on the lights. The modern designer kitchen features a charming centre island, stainless steel appliances including a gas cooker with 2 zoned oven, hardware from Restoration Hardware, & a gorgeous window overlooking the front yard. The living room features a gas fireplace & a walkout to the backyard. The open concept dining room ensures you never feel left out when hosting dinner parties. On the main level, a spacious primary suite features a walkthrough closet & 4-piece ensuite. The original small front bedroom has been converted to the extra wide wooden staircase that leads to the fully waterproofed basement where you'll find another bedroom, a rec room, & a 3-piece bathroom. In the bright & sunny backyard - a gardener's dream - there's a new composite deck, so you won't ever need to sand or stain again. Out front find composite stairs leading to the front door & a new iron banister. When it's time to leave home, as beautiful as it is, you won't be sad since you're in one of the trendiest neighbourhoods Toronto has to offer. Trinity Bellwoods Park is mere steps away making for incredible dog walks & fun summer hangouts with friends. All the best restaurants, bars, & shops along Dundas St. W. & Queen St. W. are steps away, as are 505 Dundas & 501 Queen TTC streetcar stops. If you dream of living in a beautiful home with all of the convenience of a condo & none of the headaches, 122 Robinson is for you!

Inclusions: Stainless steel fridge, stainless steel stove, stainless steel built-in microwave, stainless steel hood fan, stainless steel dishwasher, washer, dryer, two security cameras, security system, smart door lock, all electrical light fixtures, all window coverings.

Listing Contracted With: REMAX CONNECT REALTY **Ph:** 416-588-8248

	14 Whitaker Ave Toronto Ontario M6J 1A1 Toronto C01 Niagara Toronto Taxes: \$5,625/2025 For: Sale % Dif: 104 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,025,000 List: \$989,000
	Att/Row/Twnhouse Link: 2-Storey	Fronting On: S Acreage: < .50 12 x 80 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 1 1x5x2nd	Dir/Cross St: Whitaker Ave & Tecumseth St. Directions: Whitaker Ave & Tecumseth St.

MLS#: C13139972 PIN#: 212430333 Assignment: No Fractional Ownership: No Vacant Land Condo: No Legal: PT LT 24 PL 126 TORONTO AS IN CA613932; CITY OF TORONTO			
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1875 Yr Built Source: Other Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: \$746,000 / 2026 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Cul De Sac, Family Room, Fenced Yard, Hospital, Library, Place Of Worship Exterior Feat: Landscaped, Porch, Year Round Living, Deck Interior Feat: Carpet Free Security Feat: Alarm System, Heat Detector, Smoke Detector, Carbon Monoxide Detectors	Zoning: R(d1*869) Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	10.17	x 7.55	Hardwood Floor	Pot Lights	South View
2	Living	Main	11.15	x 10.83	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	12.47	x 7.22	Stainless Steel Appl	Hardwood Floor	Custom Backsplash
4	Breakfast	Main	9.84	x 8.86	W/O To Deck	Hardwood Floor	Open Concept
5	2nd Br	2nd	11.48	x 11.48	Window	Hardwood Floor	
6	Prim Bdrm	2nd	11.81	x 10.17	5 Pc Ensuite	Hardwood Floor	
7	Bathroom	2nd	11.81	x 6.56	Laundry Sink		

Client Remks: Welcome to 14 Whitaker Avenue - a beautifully renovated freehold townhome tucked away on a quiet cul-de-sac in the heart of Toronto's vibrant Niagara neighbourhood. Offering approximately 900 sq.ft. of thoughtfully designed living space, this charming 2+1 bedroom home blends modern upgrades with timeless character, just steps from Queen West, Trinity Bellwoods, parks, TTC, coffee shops, Farm Boy, Loblaws, and Shoppers Drug Mart. Extensively renovated in 2019, the home features all new plumbing and electrical throughout, a designer kitchen, spa-inspired 5-piece bathroom with bidet, white oak hardwood flooring on the main level, and original hardwood upstairs that preserves the home's character. The bright open-concept main floor is perfect for entertaining and walks out to a private backyard retreat with a newly rebuilt deck and updated east-side fencing completed in 2024. The oversized primary bedroom offers direct access to the beautifully renovated bathroom, while the second bedroom includes its own slim-line cooling unit for added comfort. The unfinished basement provides additional storage and future potential. Originally built with a private garage, the space has since been converted into a versatile outdoor office/den and storage area - ideal for working from home, a studio, gym, or flex space. For buyers seeking parking, the conversion can easily be reverted back into a private garage. Additional features include a high-efficiency furnace and air conditioner replaced in 2019, gas stove and gas dryer, central air, southern exposure for incredible natural light, and permit street parking with nearby rental parking options available. A rare opportunity to own a turnkey home in one of Toronto's most sought-after downtown communities where lifestyle, convenience, and charm come together.

Inclusions: Includes Fridge, Gas Stove, B/I Dishwasher, Washer&Dryer, Central Air & Heat, All Elf & Existing Window Coverings.

Listing Contracted With: SKYBROOKE REALTY CORP. **Ph:** 416-262-9915



259 Claremont St Toronto Ontario M6J 2N1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$5,338.93/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$990,000 List: \$996,000 For: Sale % Dif: 99
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 12.67 x 60 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 4 1x3xMain, 1x3xMain, 1x4x2nd, 1x3x2nd	Dir/Cross St: Dundas & Bathurst Directions: Dundas & Bathurst

MLS#: C13035992	PIN#: 212500317
Legal: PT LT 7 E/S BISHOP ST BLK F PL 75 TORONTO AS IN CT396340; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Guest Accommodations, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Location, Location, Location! Welcome to 259 Claremont Street, a beautifully renovated freehold townhouse in the heart of Downtown Toronto at Dundas & Bathurst, nestled within Trinity Bellwoods and Little Italy. This spacious home offers 4 bedrooms and 4 bathrooms with a functional layout that provides flexibility, privacy, and comfort-ideal for both end-users and investors. A rare turnkey Airbnb opportunity, it delivers strong income potential in a high-demand rental area. The modern kitchen features stainless steel appliances, granite countertops, and a gas stove, perfect for everyday living and entertaining. A versatile main floor bedroom can be used as a dining room, office, or additional living space. The cozy family room with an electric fireplace creates a warm and inviting atmosphere. Upstairs, the primary bedroom includes a private ensuite, while additional bedrooms share a 4-piece bath. The attic with newly installed flooring offers bonus space for storage or flexible use. The freshly painted basement includes a sink and rough-in for a second laundry, providing future potential. Enjoy a charming front porch with a retractable awning overlooking a newly fenced yard, plus a quiet private backyard-perfect for outdoor dining or relaxation. Updated plumbing and electrical, roof, and an owned Nest thermostat. Front yard fence and porch updated in 2023. With a Walk Score of 94, you are steps to College Street's restaurants, cafes, shops, and nightlife, with easy access to 24-hour transit, bike lanes, and more. Walking distance to U of T, Kensington Market, Chinatown, and Trinity Bellwoods Park. Move-in ready and perfectly located, this is a rare opportunity in one of Toronto's most sought-after neighbourhoods. Inclusions: Manual Retractable Awning, SS Stove, Fridge, Microwave, range hood, Washer/Dryer, owned hot water tank, All Elfs, All Wdw Cows.					
Listing Contracted With: <u>GOLDEN TEAM REALTY INC.</u> Ph: 905-739-0598					



277 Manning Ave Toronto Ontario M6J 2K8 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,967.76/2026 Sold Date: 05/27/2026 SPIS: Yes Last Status: SLD DOM: 20			Sold: \$864,000 List: \$999,000 For: Sale % Dif: 86
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 12.88 x 129.45 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Dundas and Manning Directions: Dundas and Manning

MLS#: C13094352 **PIN#:** 212500371
Legal: PT LT 26 PL D152 TORONTO AS IN CT366867; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Privacy, Porch Interior Feat: Accessory Apartment, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A designers dream! 277 Manning Avenue, is a character-filled home in one of the city's most desirable and vibrant neighborhoods. Trinity Bellwoods. This property offers a fantastic opportunity for buyers looking to update and personalize a home to their own taste. Featuring a functional layout with generously sized principal rooms and plenty of natural light, the home offers great bones, original charm and a canvas for thoughtful improvements and personal vision. Whether you're a homeowner looking to create your dream space or an investor seeking your next project, the potential here is undeniable. The private outdoor space adds to the appeal, offering room to garden, entertain, or simply unwind. Further back you will find a large garage with laneway access. Ideally located just steps from parks, transit, and a wide array of local shops, cafes, and restaurants, this is a rare chance to enter a highly sought-after neighborhood and add value over time. Bring your vision and make this charming home your own. Home is being sold "As is , where is". Some photos are virtually staged* OPEN HOUSE: 2-4 pm May 23-24 Inclusions: All appliances Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY Ph: 416-864-3888					



36 Mansfield Ave Toronto Ontario M6J 2B1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,394.66/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,337,000 List: \$999,000 For: Sale % Dif: 134
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 14.7 x 91.14 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3xMain, 1x4x2nd	Dir/Cross St: Clinton and College Directions: Clinton and College

MLS#: C12815424 **PIN#:** 212500221
Legal: PT LT F PL 356 CITY WEST AS IN CA497989 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Half Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Shape: Other Roof: Asphalt Shingle Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio, Privacy, Security Gate Interior Feat: Carpet Free, On Demand Water Heater, Sump Pump, Water Heater Owned Security Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: None Feat: Under Contract: None HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: None Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Topography: Dry							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.22	x 11.98	Hardwood Floor	Window	Separate Rm
2	Dining	Main	13.22	x 10.6	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	9.38	x 14.5	Tile Floor	Window	Stainless Steel Appl
4	Br	2nd	13.16	x 12.5	Window	Closet	Hardwood Floor
5	2nd Br	2nd	9.35	x 10.93	Skylight	Hardwood Floor	Closet
6	3rd Br	2nd	9.58	x 15.09	Murphy Bed	Closet	O/Looks Backyard
7	Utility	Bsmt	9.09	x 22.93	Open Concept	Laundry Sink	Unfinished

Client Remks: Welcome to your new chapter in one of Toronto's most iconic neighborhoods. Tucked into the heart of Trinity Bellwoods, this beautifully designed 3-bedroom townhome is where city energymeets everyday comfort. Located just steps from the cafes, culture, and character of Little Italy. This is the kind of home you grow into, not out of. Sunlight pours through oversized windows, filling open-concept living spaces made for slow Sunday mornings, dinner parties with friends, and cozy nights in. Three generous bedrooms offer space for that WFH life, future plans, and everything in between. Rare laneway access leads to your private garage, a true downtown luxury that makes daily life seamless and stress-free. No street parking battles. No compromises. Just easy living in the city. Step outside and you're surrounded by local espresso bars, bakeries, boutiques, parks, and the sounds of the city, but come home to peace, privacy, and the feeling of having your own space in Toronto. This isn't just a home. It's independence. It's the place where your next chapter begins. Welcome home.

Inclusions: All existing appliances including s/s fridge, s/s induction range, s/s b/l range hood, s/s b/l dishwasher, s/s microwave, white washing machine, white dryer, all ELF's, All WC's, and murphy bed in third bedroom.

Listing Contracted With: THE AGENCY **Ph:** 647-368-6167



542 Crawford St Toronto Ontario M6G 3J8 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,149/2025 For: Sale % Dif: 128 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 11		
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 16.5 x 128.5 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: College & Ossington Directions: Just south of Harbord St.		

MLS#: C13439522 **PIN#:** 212710183
Legal: PT LT 17 PL 571 CITY WEST AS IN CT775637; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1923 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Exterior Feat: Deck Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 10.66	Window	Closed Fireplace	Hardwood Floor
2	Dining	Main	14.01	x 10.01	Hardwood Floor	2 Pc Bath	Window
3	Kitchen	Main	12.4	x 11.25	Ceramic Floor	Double Sink	W/O To Deck
4	Living	2nd	12.66	x 15.32	Hardwood Floor	W/O To Balcony	Closed Fireplace
5	Br	2nd	11.68	x 10.01	Hardwood Floor	Closet	Window
6	Kitchen	2nd	9.74	x 11.25	Ceramic Floor	Window	
7	2nd Br	3rd	8.66	x 15.32	Window	Hardwood Floor	Closet
8	3rd Br	3rd	8.23	x 15.32	Closet	Window	
9	Br	Bsmt	12.99	x 14.17	Laminate	4 Pc Bath	Walk-Up
10	Laundry	Bsmt	14.76	x 10.33	Walk-Up		
11	Cold/Cant	Bsmt	6.43	x 10.99			

Client Remks: In Little Italy, location is everything - and opportunities like this are increasingly rare. Set on a deep lot with rear laneway access to parking, 542 Crawford Street offers the chance to create something exceptional in one of Toronto's most sought-after neighbourhoods. Vacant and available for immediate possession, the property is ready for a full renovation and its next chapter. Currently configured as two self-contained units with separate entrances to the basement level, the layout is perfectly suited to a stunning single-family residence or a multi-unit configuration. With approximately 1,727 sq. ft. above grade plus an additional 789 sq. ft. of basement space, this is a rare opportunity to secure the neighbourhood first and build the home to your own standard, creating long-term value in a community where renovated homes command a significant premium. The deep lot and laneway access may also support laneway suite potential, subject to approvals. Step outside to College Street's renowned cafes and restaurants, Christie Pits Park, Kensington Market, Trinity Bellwoods, schools, and excellent transit. Properties combining this location, lot depth, laneway access, and vacant possession rarely come to market. Some photographs have been digitally enhanced and virtually decluttered for marketing purposes.

Inclusions: Main floor fridge, gas stove with exhaust fan. Basement washer and dryer, hot water tank and furnace. Second floor fridge, gas stove with exhaust fan, washer and dryer. Ceiling light fixtures.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232

	155 Montrose Ave Toronto Ontario M6J 2T6		Sold: \$925,000 List: \$999,900
	Toronto C01 Trinity-Bellwoods Toronto		
	Taxes: \$7,005/2025 Sold Date: 02/17/2026 SPIS: No Last Status: SLD DOM: 19	For: Sale	% Dif: 93
Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 13.31 x 102.5 Feet Irreg:	Rms: 7 Bedrooms: 3 + 0 Washrooms: 2 1x3x2nd, 1x4xBsmt
Dir/Cross St: College Street / Montrose Ave Directions: College Street and Montrose Ave			

MLS#: C12739058		PIN#: 212510243	
Assignment: No		Fractional Ownership: No	
Legal: LT 2 PL 996 CITY WEST ; T/W WB193452; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	A Hydro: A
Basement: Fin W/O / Sep Entrance	Drive: Lane	Gas:	A Phone: A
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal	
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:	
A/C: None	UFFI:	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Hospital, Library, Marina, Park, Place Of Worship, Public Transit	Retirement:	
Year Built: 1895	Interior Feat: None	HST Applicable to Included In	
Yr Built Source: MPAC		Sale Price:	
Apx Sqft: 1100-1500		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle		Survey Type: None	
Foundation: Stone		Spec Desig: Unknown	
Assessment: 2025 POTL: N			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 8.99	Parquet Floor	O/Looks Dining	
2	Dining	Main	12.11	x 12.01	Parquet Floor	Combined W/Living	
3	Kitchen	Main	8.99	x 14.21	Window		
4	Br	Main	8.99	x 8.99	Parquet Floor	Window	W/O To Yard
5	Foyer	Main	11.98	x 4.69	Parquet Floor	Window	Closet
6	Prim Bdrm	2nd	13.12	x 11.98	Parquet Floor	Window	Closet
7	Br	2nd	8.99	x 11.19	Parquet Floor	Closet	
8	Br	2nd	8.99	x 8.69			
9	Kitchen	Bsmt	12.01	x 10.01	3 Pc Bath		
10	Living	Bsmt	14.99	x 12.01	Ceramic Floor	Staircase	Window
12	Bathroom		0	0			

Client Remks: Endless Potential at 155 Montrose Ave - Design Your Dream Home. This semi-detached property is a rare opportunity for builders, renovators and visionaries alike. Renovate the existing residence or with committee approval, create a stunning custom home offering over 3,000 sq. ft. of total living space, complete with a detached laneway garage. Live in the heart of one of Toronto's most sought-after neighbourhoods. Nestled in the vibrant Trinity Bellwoods / Little Italy community between College and Dundas, this home is surrounded by boutique cafes, unique independent boutiques shops, top-tier dining, and the iconic Trinity Bellwoods Park and Ossington Strip, all just steps from your door. Enjoy the best of the city living in a prime location with CN Tower views from your potential future rear deck. A true turnkey redevelopment opportunity in one of Toronto's most dynamic communities, don't miss your chance to bring your vision to life.

Listing Contracted With: HOMELIFE REGIONAL REALTY LTD. **Ph:** 416-535-3107



273 Palmerston Ave Toronto Ontario M6J 2J3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,835/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,399,999 List: \$999,900 For: Sale % Dif: 140
Duplex Link: 2-Storey	Fronting On: W Acreage: 17 x 129 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Palmerston and College Directions: A few houses south from College St.

MLS#: C13076310 **PIN#:** 212490198
Legal: PT LT 46 PL 314 TORONTO AS IN CT353628; S/T EXECUTION 00-000611, IF ENFORCEABLE; S/T EXECUTION 94-003765, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / W/O / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Fam/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor, Storage, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Ground	15.68	x 8.99	Large Window	Hardwood Floor	
2	2nd Br	Ground	13.58	x 8.4	Large Window		
3	Sitting	Ground	12.66	x 10.76	Large Window	Hardwood Floor	
4	Kitchen	Ground	13.85	x 10.83	Large Window		
5	Dining	Ground	10.33	x 10.76	Large Window		
6	Prim Bdrm	2nd	13.32	x 11.91	Large Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	10.01	x 12.01	Large Window	Hardwood Floor	Large Closet
8	4th Br	2nd	8.76	x 7.09	Large Window		
9	Kitchen	2nd	10.76	x 9.84	Tile Floor	Large Window	

Client Remks: Set on one of Toronto's most desirable, tree-lined streets, this spacious residence combines classic charm with outstanding versatility in vibrant Little Italy-a neighborhood celebrated for its cafes, restaurants, parks, and exceptional walkability. Offering more than 2,500sq.ft. of living space, the home features five large bedrooms and two full bathrooms-a four-piece on the second floor and a three-piece in the basement-providing comfort and flexibility for families, investors, or multi-generational living. The property is a legal duplex with two kitchens-one on the main floor and one upstairs-making it ideal for rental income or conversion into a generous single-family home. Residents benefit from three separate entrances and exits: the main front entry, a convenient walk-up basement, and access through the sunroom, offering ease of entry and privacy for multiple occupants. Families will appreciate the many highly rated public and French-immersion schools nearby, including King Edward Jr. & Sr. Public School, EE Pierre-Elliott-Trudeau, and Harbord Collegiate Institute. Parks, community centers, and green spaces-such as Healey Willan Park and Alexandra Park-are all within walking distance, as are multiple transit options including College Street streetcars and Bathurst Station for quick connections across the city. Outside, the property features a private backyard and a rare double-car garage, adding valuable parking and storage in a downtown location where space is at a premium. Few homes offer this combination of size, functionality, and location in such a prestigious and lively neighborhood. Move in as is, invest for future income, or reimagine it to suit your needs-the possibilities are as exciting as the community itself. Images may include digital enhancements.

Inclusions: MAIN FLOOR: Stove, Microwave & Fridge. BASEMENT: Chest Freezer, Washer & Dryer.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-695-7888



35 Manning Ave Toronto Ontario M6J 2K3 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,001,000 List: \$1,029,000
Taxes: \$6,213.68/2025	For: Sale	% Dif: 97
Sold Date: 06/03/2026		
SPIS: No	Last Status: SLD	DOM: 28
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	13.83 x 103.25 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Queen Street & Manning Avenue		
Directions: Queen Street & Manning Avenue		

MLS#: C13088934 **PIN#:** 212470085
Legal: PT LT 19 PL D192 TORONTO AS IN CA431976; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Part Fin	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Interior Feat: None	Retirement:
Year Built: 1890		HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Unknown		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.17	x 10.17	Hardwood Floor Stained Glass
2	Br	Main	20.01	x 9.19	Hardwood Floor
3	Kitchen	Main	17.39	x 9.84	Combined W/Dining
4	Dining	Main	17.39	x 9.84	Combined W/Kitchen
5	Br	Bsmt	14.76	x 11.81	
6	Rec	Bsmt	14.76	x 11.81	
7	Living	2nd	13.45	x 12.8	
8	Br	2nd	9.84	x 7.87	
9	Kitchen	2nd	10.17	x 9.84	Combined W/Dining
10	Dining	2nd	10.17	x 9.84	Combined W/Kitchen O/Looks Backyard

Client Remks: Welcome to this two-storey attached row house in Trinity-Bellwoods, one of Toronto's most established central neighbourhoods. The home, a total of 1808 sq ft across three levels, is currently arranged as two independent living spaces, each with their own kitchen and bathroom: the main floor and basement forming a 2-bedroom suite and the upper level functioning as a one-bedroom suite. Whether you are looking to move in, offset carrying costs, or convert the home back to single-family use, the layout supports all three directions. You'll enjoy one-car parking in the rear, hard to come by on streets like this. Trinity Bellwoods Park is steps away, and the neighbourhood that surrounds it has built a reputation over decades as one of the city's most genuinely livable pockets. Ossington Avenue runs a few blocks west with some of Toronto's best restaurants and bars within a short walk, as is Charles Fraser Junior Public School. Queen Street West and Dundas West fill in the rest: independent coffee shops, galleries, bookstores, and food from nearly every corner of the world. TTC service on Queen and Dundas is steps away, connecting you to the rest of the city when you need it. The best of the city is waiting for you on Manning Avenue.

Inclusions: All Existing Appliances and Light Fixtures. Shelving and Storage in Basement.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. Ph: 416-530-1080



38 Bellwoods Ave Toronto Ontario M6J 2P4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,673.67/2025 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 59		Sold: \$980,000 List: \$1,048,000 For: Sale % Dif: 94
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 20 x 67.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 4 Washrooms: 2 1x5xGround, 1x4x2nd
Dir/Cross St: Queen St W & Bellwoods Ave Directions: West of Bellwoods, North of Queen St		

MLS#: C12908774 **PIN#:** 212460150
Legal: PT LT 41-42 PL 758 CITY WEST AS IN CT108863; S/T EXECUTION 00-009334, IF ENFORCEABLE; S/T EXECUTION 02-004335, IF ENFORCEABLE; S/T EXECUTION 90-004662, IF ENFORCEABLE; S/T EXECUTION 97-002669, IF ENFORCEABLE; S/T EXECUTION 97-002730, IF ENFORCEABLE; S/T EXECUTION 98-004016, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School, Wooded/Treed Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Included In Unknown Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	16.01	x 10.5	Tile Floor	W/O To Yard	4 Pc Bath
2	Dining	Ground	11.42	x 10.5	Hardwood Floor	Large Window	Combined W/Living
3	Living	Ground	13.32	x 11.15	Combined W/Dining	Hardwood Floor	Large Window
4	Kitchen	2nd	12.01	x 8.66	Window	Linoleum	Separate Rm
5	Br	2nd	16.34	x 11.32	Large Closet	Swing Doors	Closet
6	2nd Br	2nd	10.17	x 9.91	Window	Closet	4 Pc Bath
7	3rd Br	3rd	13.25	x 10.17	Broadloom	Window	Closet
8	4th Br	3rd	12.01	x 10.07	Closet	Broadloom	Window
9	Rec	Bsmt	25	x 12.76	Unfinished	Walk-Out	Open Concept
10	Laundry	Bsmt	9.84	x 8.76	Swing Doors	Laundry Sink	Unfinished

Client Remks: A bright 'mint' house is calling attention in all the right ways. Starkly vacant, yet brimming with opportunity. In fact, for those prospecting for something remarkable where the numbers match your imagination, we've got you. In fact, we're confident enough to say, 'You're sitting on a Monster' (meaning, you've got a great upper hand). Trinity Bellwoods, we're calling you out (& loud). Developers, architects, designers and wannabe HGTV'ers, we're making direct eye contact with you. Check this out: a 1910's two-and-a-half-storey, semi-detached lover wrapped up in one package. This is prime-time Bellwoods, and we're hollering, 'where you make hay while the sun still shines!' You gotta walk the walk to talk it, but this one's got all the makings of a 'A Green Mile', single-family, an income generator or multi-generational living. Looking forward to your visiting this hot-off-the-press opportunity. No need to knock! Trending neighbourhood with top-notch restaurants, cafes & cultural hotspots. Steps to Trinity Bellwoods Park, the iconic Dog Bowl, spring cherry blossoms & seamless access to downtown & transit, which means high demand for residential (both end-user & rental) and big time long-term upside.

Inclusions: All existing chattels and fixtures, if any, are included in "as-is, where is" condition, without any representations or warranties.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



33 Shannon St Toronto Ontario M6J 2E6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,620/2025 Sold Date: 03/07/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$930,000 List: \$1,049,900 For: Sale % Dif: 89
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17 x 118 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Ossington & College, Dovercourt Directions: College & Dovercourt

MLS#: C12811968 **PIN#:** 212790327
Legal: PT LOT 13 PLAN 565 CITY, WEST AS IN CT 405288, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Yes Hydro: Yes Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas 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	13.55	x 10.17	Parquet Floor	Window
2	Br	Main	11.55	x 10.83	Parquet Floor	Window
3	Br	Main	10.83	x 9.09	Parquet Floor	Window
4	Kitchen	2nd	15.49	x 7.22	Ceramic Floor	Combined W/Living Open Concept
5	Living	2nd	15.49	x 7.55	Parquet Floor	Combined W/Kitchen Open Concept
6	Br	2nd	10.5	x 9.78	Parquet Floor	Window
7	Br	2nd	9.51	x 6.3	Parquet Floor	Window
8	Dining	Bsmt	10.5	x 6.76	Ceramic Floor	
9	Rec	Bsmt	10.79	x 10.14	Ceramic Floor	W/O To Yard
10	Utility	Bsmt	11.52	x 9.48	Ceramic Floor	Walk-Out
11	Cold/Cant	Bsmt	15.29	x 6.17	Concrete Floor	Walk-Out

Client Remks: Fantastic opportunity to own this rental income property located in a high-demand neighbourhood. This home is currently set up for 2 separate units. Basement with 2 separate entrances, the basement back room is above ground. This home is perfect for a family to live in one unit and rent the other. This property is located in a dynamic and vibrant Trinity Bellwoods neighbourhood. Short walk to TTC, subway, schools, parks, shops, and community amenities. Popular bars, restaurants & cafes.

Inclusions: 1 Fridges, 1 Stove on the second floor, Electrical light fixtures, Window coverings, Gas burner & Equipment, Central air & Equipment.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-656-3500



2 Plymouth Ave Toronto Ontario M6J 1Z1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$5,520/2025 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,316,000 List: \$1,079,000 For: Sale % Dif: 122
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15.26 x 78.5 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x4xGround	Dir/Cross St: Dundas St. W & Claremont Directions: North of Dundas off of Claremont

MLS#: C12915780	PIN#: 212500493
Legal: Pt Lt 6 S/S Bellevue St. Pl 43 Toronto	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, On Demand Water Heater, Sump Pump, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 9.28	Window	Hardwood Floor	Fireplace
2	Dining	Main	15.29	x 8.73	Window	Hardwood Floor	
3	Kitchen	Main	20.24	x 14.07	Custom Counter	O/Looks Backyard	Stainless Steel Appl
4	Prim Bdrm	2nd	11.98	x 10.17	3 Pc Ensuite	Closet Organizers	Window
5	Br	2nd	15.06	x 8.4	Hardwood Floor	Window	

Client Remks: Land your dream lifestyle at 2 Plymouth Avenue, a rock-solid masterclass in urban exclusivity. Tucked away in one of the city's most intriguing pockets, check out this laneway residence that serves as a true conversation piece! The main floor balances intimacy with high-function, featuring a light-filled front living room and full four-piece bathroom. The floor plan flows seamlessly into a formal dining area and a chef-inspired kitchen designed for the modern host. Here, the indoors meet the out, opening directly onto a private backyard oasis perfect for alfresco evenings. Upstairs, the primary suite offers a retreat with its own full ensuite, alongside a versatile second bedroom. Complete with a basement for effortless storage, this home offers a level of seclusion and character that is increasingly hard to find in the city's core. Walk to the office, bike to the park, and live the laneway life in the heart of the city.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, All electrical light fixtures, All window coverings.

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



284 Grace St Toronto Ontario M6G 3A6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,662/2025 For: Sale % Dif: 120 Sold Date: 05/18/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,310,000 List: \$1,095,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 19.33 x 120 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt Dir/Cross St: Harbord & Grace Directions: South of Harbord on Grace	

MLS#: C13062288 **PIN#:** 212520221
Legal: PT LT 10 PL 1184 CITY WEST AS IN CA646186; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Rolled Foundation: Brick, Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.25	x 14.99	Eat-In Kitchen	O/Looks Backyard	Laminate
2	Br	Main	12.76	x 10.66	Window	Hardwood Floor	
3	2nd Br	Main	13.42	x 9.42	Large Window	Closet	Hardwood Floor
4	Mudroom	Main	6.99	x 8.99	W/O To Yard	Closet	
5	Living	2nd	10.99	x 14.99	Large Window	Hardwood Floor	
6	Kitchen	2nd	12.66	x 9.58	Ceramic Floor	W/O To Deck	Ceramic Back Splash
7	3rd Br	2nd	10.99	x 9.58	Hardwood Floor	Window	
8	Br	3rd	11.58	x 14.99	Closet	Window	
9	2nd Br	3rd	8.99	x 14.99	Closet	Window	
10	Rec	Bsmt	18.01	x 10.99	Laminate		
11	3rd Br	Bsmt	15.26	x 8.5	Laminate	Window	
12	Laundry	Bsmt	12.01	x 8.99	Walk-Up	Ceramic Floor	Laundry Sink

Client Remks: Some properties sell a lifestyle. This one sells a starting point. Situated steps from the heart of Little Italy, College Street, Trinity Bellwoods Park and Montrose Junior Public School, 284 Grace sits in a neighbourhood that does the heavy lifting on location-what the property offers is a blank canvas, the zoning to match, and room to execute. Set on a 19 x 120 ft lot with laneway access and a 2-car garage, this 2.5-storey semi-detached home is currently configured as two self-contained units and zoned as a triplex. Vacant possession June 6, 2026-move on your timeline, not someone else's. Reimagine it as a single-family home. Reconfigure for multi-unit income. Explore laneway suite potential. A separate basement entrance, second-floor deck, and generous lot depth provide a strong starting point. Sold as-is, where-is. A rare opportunity to create value in a location that consistently delivers.

Inclusions: Main Floor: Fridge, Stove. Second Floor: Fridge, Stove. Basement: Washer and Dryer. Furnace, Hot Water Tank (rental). Electronic Light Fixtures.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



490 Montrose Ave Toronto Ontario M6G 3H1 Toronto C01 Palmerston-Little Italy Toronto			Sold: \$1,150,000 List: \$1,099,000		
Taxes: \$6,553.01/2025			For: Sale		% Dif: 105
Sold Date: 01/27/2026					
SPIS: No		Last Status: SLD		DOM: 8	
Semi-Detached		Fronting On: W		Rms: 13 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2 1/2 Storey		14.01 x 100.17 Feet		Washrooms: 3	
		Irreg:		1x4xGround, 1x4x2nd, 1x3x3rd	
Dir/Cross St: Bloor and Christie Directions: Montrose Ave Just South of Bloor					

MLS#: C12708784 **PIN#:** 212690048
Legal: PT LT 4-6 BLK A PLCITY WEST AS IN CA 188198; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: None, Carpet Free, In-Law Suite, Separate Heating Controls, Water Heater	Zoning: Residential Duplex (additional commercial zoning) Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.2	x 10.7	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	25.2	x 10.7	Hardwood Floor	Renovated	Open Concept
3	Kitchen	Main	10.76	x 10.66	Renovated	Hardwood Floor	Stainless Steel Appl
4	Br	Main	10.76	x 10.01	Hardwood Floor	W/O To Yard	Large Window
5	Bathroom	Main	0	0	4 Pc Bath	Tile Floor	Renovated
6	Rec	Lower	18.01	x 25.59	Open Concept	Renovated	
7	Utility	Lower	28.51	x 9.42			
8	Foyer	2nd	0	0			
9	Living	2nd	25.2	x 10.7	Hardwood Floor	Renovated	French Doors
10	Dining	2nd	25.2	x 10.7	Hardwood Floor	French Doors	
11	Kitchen	2nd	13.45	x 10.5	Tile Floor	Renovated	Eat-In Kitchen
12	Br	2nd	10.79	x 8.04	Hardwood Floor	Large Window	
13	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor	Renovated
14	Prim Bdrm	3rd	18.86	x 11.52	Hardwood Floor	3 Pc Bath	W/O To Deck
15	Bathroom	3rd	0	0	3 Pc Bath	Separate Shower	Renovated

Client Remks: Magnificent Montrose!!! Beautifully renovated, mechanically updated and legally registered Duplex steps from Bloor street overlooking famed Christie Pits Park. Perfect full investment, live/rent or multi generational! Even zoning for different commercial uses. Move right in with no tenants to assume. Currently divided into 2 two-storey units seamlessly combining chic modern renovations with sought after mechanical upgrades. Choose whatever use best suits your needs! Benefit from extremely high rent of roughly \$93,000 - \$102,000 per year depending on property use, WOW! Main floor / lower features a light filled open concept design highlighted by the original exposed brick, hardwood floors and gas fireplace. One of a kind restaurant style kitchen with commercial appliances and walk out to professionally landscaped urban oasis. 2nd/3rd 2 bedroom, 2 bath offers a sun drenched eat in kitchen, large principle rooms and incredible roof top terrace potential! Enjoy a private courtyard like front entrance on iconic Montrose Ave and take advantage of this perfect location to further tailor this gem to suit your needs! Live and rent, full investment, Live and work, convert to single family...the possibilities are endless!!! Enjoy living in the heart of Toronto with elite access to Bloor St, Beautiful Parks, Delicious Restaurants, Boutique Shops, Nightlife, Community Centres and Coveted Schools. This is the property you always dreamed of and now it could be yours! Don't miss out!

Listing Contracted With: FREEMAN REAL ESTATE LTD. **Ph:** 416-535-3103



268 Claremont St Toronto Ontario M6J 2N3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,613.35/2025 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,051,800 List: \$1,099,000 For: Sale % Dif: 96
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 16 x 90 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: College/Clinton Directions: north from Dundas

MLS#: C12855618	PIN#: 212500247
Legal: PLAN 618 PT LOT 10	

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Sump Pump	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	11.15	x 10.7	Hardwood Floor		
2	Dining	Main	12.14	x 9.71	Hardwood Floor		
3	Kitchen	Main	14.9	x 11.19	Centre Island	W/O To Garden	
4	Prim Bdrm	2nd	10.2	x 16.17	Parquet Floor	Closet	East View
5	2nd Br	2nd	10.47	x 10.4	Parquet Floor	Closet	West View
6	3rd Br	2nd	8.89	x 11.19	Parquet Floor	West View	
7	Family	Bsmt	22.51	x 15.09	Walk-Out	Pot Lights	4 Pc Bath
8	Laundry	Bsmt	11.19	x 15.35			

Client Remks: Prime Little Italy Victorian ready for your personal touch. This solid brick 2 storey home is rock solid, and made for raising the family. With three bedrooms, a finished basement, two washrooms, a large eat-in kitchen overlooking the garden with parking in the back, it has everything you need for vibrant downtown living. While located on a quiet street it also sits in the heart of the action steps from the Cafe Diplomatico, the Monarch Tavern, the Revue Cinema, Trinity Bellwoods Park, just to name a few of the neighbourhood delights. Cafes, bars, shops, fine dining, schools (+ french immersion), easy public transit options are all in area. The house offers generous space for comfortable city living. Why pay for someone else's cosmetics when you can make the choices yourself. At this price, this is true value for money.

Inclusions: fridge, stove, dishwasher, washer, dryer, sump pump, all light fixtures

Listing Contracted With: WRIGHT REAL ESTATE LTD. **Ph:** 416-961-1698



1060 Dundas St W Toronto Ontario M6J 1W8 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,644/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,000,000 List: \$1,099,000 For: Sale % Dif: 91
Triplex Link: 2 1/2 Storey	Fronting On: N Acreage: 16.58 x 90 Feet Irreg:	Rms: 8 + 2 Bedrooms: 5 Washrooms: 3 1x3xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dundas and Shaw Directions: Dundas and Shaw

MLS#: C12951326 **PIN#:** 212730245
Legal: PT LT 5 BLK H PL 399 CITY WEST AS IN CA650046; S/T & T/W CA650046; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	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	Other	Bsmt	45.28	x 16.73	
2	Bathroom	Bsmt	19.03	x 20.01	
3	Rec	Bsmt	41.99	x 74.48	
4	Laundry	Bsmt	25.26	x 26.61	
5	Living	Main	38.71	x 86.94	
6	Br	Main	28.54	x 41.99	
7	Office	Main	23.33	x 50.85	
8	Bathroom	Main	9.51	x 34.78	
9	Foyer	Main	13.45	x 38.39	
10	Family	2nd	47.57	x 40.03	
11	Kitchen	2nd	39.37	x 40.03	
12	Br	2nd	29.53	x 39.7	
13	Bathroom	2nd	20.34	x 20.34	
14	Br	3rd	48.56	x 65.94	

Client Remks: Fantastic opportunity to own a three-unit property in Toronto's most vibrant neighbourhood. The home is located directly across Trinity Bellwoods Park. Featuring 3 separate self-contained units, ideal for investors, house hackers or convert into a single family home. Upper floor unit contains 2 Bedrooms, 1 Bathroom with the primary bedroom on the third floor. Main floor unit contains 2 Bedroom, 1 Bathroom with a walkout to the backyard. Lower floor unit contains 1 Bedroom and 1 Bathroom. 2 parking spots in the rear laneway. Walking distance to Ossington, Queen West & Little Italy. Surrounded by top cafes, restaurants, shops, and everyday amenities, with TTC at your doorstep for easy downtown access. Metal Roof to last a lifetime.
Inclusions: Stoves (3), Fridges (3), Microwave (1), Washer (1) & Dryer (1)
Listing Contracted With: VALERY REAL ESTATE INC. Ph: 416-699-0825



132 Bellwoods Ave Toronto Ontario M6J 2P4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,183.51/2025 Sold Date: 04/09/2026 SPIS: Yes Last Status: SLD DOM: 10			Sold: \$1,180,000 List: \$1,099,000 For: Sale % Dif: 107
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.33 x 68.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Queen St W & Bellwoods Ave Directions: Queen St W & Bellwoods Ave

MLS#: C12935230 **PIN#:** 212460194
Legal: Pt Lt 22 Pl 758 City of West As In CA121326; S/T Interest In CA121326; City of Toronto.

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: None, Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	26.25	x 15.75	Combined W/Dining	Crown Moulding	Pot Lights
2	Dining	Ground	26.25	x 15.75	Combined W/Living	Crown Moulding	Pot Lights
3	Kitchen	Ground	15.75	x 10.17	B/I Appliances	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.75	x 12.8	Hardwood Floor	Closet	Bay Window
5	2nd Br	2nd	12.24	x 10.1	Hardwood Floor	Closed Fireplace	Window
6	3rd Br	2nd	10.3	x 9.94	Hardwood Floor	Window	
7	Media/Ent	Bsmt	19.49	x 15.42	Vinyl Floor	Window	
8	4th Br	Bsmt	11.52	x 8.4	Vinyl Floor		
9	Cold/Cant	Bsmt	13.12	x 4.59	Window		

Client Remks: Rarely seen well-maintained semi-detached duplex home in vigorous and family oriented Trinity Bellwoods community in Queen West! This home features in all solid brick and stone exterior facing east. Spacious open concept living and dining area enhanced by crown mouldings and pot lights. 8'7" ceiling height with large windows flooded with tones of natural light! Large eat-in Kitchen with sliding doors walking out to the deck. 3 bright and spacious bedrooms and one 3 piece washroom on the 2nd floor. Primary Bedroom with closet and bay window overlooking CN Tower. One bedroom has rough-in for Kitchenette. Finished basement with large open space for entertainment, one bedroom, 3 piece washroom, cold room and plenty of storage space. Newly updated roof (2024). This home is used for single family residence now, but it has great potential to be easily turned into a two unit both for self living and rental home for extra income with your personal touch. Minutes to TTC ..both Queen St or the Dundas Streetcars, Trinity Bellwoods Park, and Trinity Bellwoods Community Centre. Walk to trendy Queen St W shops and restaurants and enjoy Ossington vibrant night life. Close to Little Italy, U of T, Kensington Market, Chinatown, Entertainment District, etc. Don't miss this opportunity to own this beautiful home with great value for your urban life!

Inclusions: All existing appliances including fridge, stove, hooded fan, washer. All light fixtures. All window coverings. Parking available on the street with permit.

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



726 Adelaide St W Toronto Ontario M6J 1B1 Toronto C01 Niagara Toronto Taxes: \$6,287.79/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$1,100,000 List: \$1,099,000 For: Sale % Dif: 100
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 14.42 x 85.75 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Bathurst st / Adelaide st W Directions: Bathurst st / Adelaide st W

MLS#: C13001638 **PIN#:** 212430273
Legal: LT 7 PL 1083 TORONTO; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers 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	11.55	x 9.09	Hardwood Floor	O/Looks Frontyard	Large Window
2	Dining	Main	14.4	x 7.45	Hardwood Floor	Separate Rm	Above Grade Window
3	Kitchen	Main	15.45	x 10.4	Ceramic Floor	Family Size Kitchen	W/O To Garage
4	Prim Bdrm	2nd	13.29	x 12.4	Hardwood Floor	B/I Closet	Large Window
5	2nd Br	2nd	12.01	x 7.38	Hardwood Floor	B/I Closet	Window
6	Kitchen	2nd	10.27	x 9.42	Vinyl Floor	Eat-In Kitchen	W/O To Balcony
7	3rd Br	3rd	13.39	x 11.02	Vinyl Floor	Window	
8	4th Br	3rd	13.32	x 11.25	Vinyl Floor	Window	
9	Great Rm	Bsmt	20.34	x 12.2	Vinyl Floor	4 Pc Bath	Walk-Out

Client Remks: Prime Queen West freehold townhouse offering rare income potential and exceptional versatility. This well-maintained 3-storey home features a spacious main residence with high ceilings, separate living/dining areas, and an eat-in kitchen with walkout to a private fenced yard and garage. Upper levels offer generous bedrooms and a renovated 4-piece bath (2025). The finished basement with separate entrance includes a full bathroom and laundry-ideal for rental income or in-law suite. Laneway house potential (buyer to verify) adds future upside and the ability to create a third income stream. Unbeatable location steps to transit, parks, cafes, restaurants, and minutes to the waterfront and Gardiner Expressway. Freehold ownership with no maintenance fees plus private garage parking. Perfect opportunity to live in and generate rental income now, with future development potential.

Inclusions: 2 Fridge, 2 stove, Washer, All existing window covering, Garage door opener.

Listing Contracted With: HOUSESIGMA INC. **Ph:** 647-360-2330



278 Clinton St Toronto Ontario M6G 2Y6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,454.99/2025 For: Sale % Dif: 97 Sold Date: 01/31/2026 SPIS: No Last Status: SLD DOM: 117		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 14.25 x 119.5 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt
Dir/Cross St: Bathurst St & Bloor St W Directions: West of Bathurst St & South of Bloor St W		

MLS#: C12446313 **PIN#:** 212550172
Legal: PT LT 18 W/S CLINTON ST PL 75 TORONTO AS IN CT224989 EXCEPT EXPROP PL CT867926 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Capability	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	Living	Main	9.35	x 13.58	Hardwood Floor	Crown Moulding	Combined W/Dining
2	Dining	Main	10.66	x 13.94	Laminate	Window	Combined W/Living
3	Kitchen	Main	9.28	x 15.45	Tile Floor	Window	
4	Den	Main	9.84	x 9.88	Laminate	O/Looks Backyard	
5	Prim Bdrm	2nd	13.29	x 12.4	Hardwood Floor	Window	Closet
6	2nd Br	2nd	7.97	x 12.5	Hardwood Floor	Window	Closet
7	3rd Br	2nd	9.38	x 9.45	Laminate	Window	

Client Remks: Welcome to 278 Clinton Street, a semi-detached home legally registered as a duplex in one of Toronto's most sought-after neighbourhoods. A fantastic opportunity for contractors, investors, & end-user buyers looking to customize a property to their own style & needs. The main floor features a spacious & open concept living & dining room with soaring 9.5 ft ceilings & preserved original details including hardwood flooring, wood casing, oversized baseboards, & crown moulding. With 3 bedrooms & 2 full bathrooms, plus a basement with a separate entrance that has been underpinned to provide excellent ceiling height, the home offers a flexible layout with unlimited potential. Further, the attic holds the possibility of becoming an additional half storey or loft space (buyers to complete their own diligence). Updates include New Roof (2024), New Eaves & Downspouts (2024), New Hot Water Tank (2024), Newer Furnace (approx. 2015) and Newer Air Conditioning (approx. 2015). Situated steps to Bloor Street, Christie Pits Park, the TTC, Christie Subway Station, & with College Streets vibrant Little Italy, Koreatown's shops & restaurants, & the University of Toronto all nearby, the location is unbeatable. Rear parking (via laneway) for 1 car, though the owners have comfortably parked 2 cars for many years without issue. Blending family-friendly community living with the best of Toronto's urban lifestyle, this property offers a rare chance to transform a home in a prime downtown location.

Inclusions: Existing: Refrigerator, Stove, Stackable Washer and Dryer, All light fixtures, All window coverings, Furnace, Air Conditioning & Supplementary Wall Air Conditioning Units.

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



15 Page St			Sold: \$1,100,000		
Toronto Ontario M6G 1J3			List: \$1,149,000		
Toronto C01 Palmerston-Little Italy Toronto					
Taxes: \$5,949.74/2025		For: Sale	% Dif: 96		
Sold Date: 06/21/2026					
SPIS: No	Last Status: SLD	DOM: 39			
Semi-Detached	Fronting On: S	Rms: 6 + 1			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	17.83 x 84.42 Feet	Washrooms: 2			
	Irreg:	1x3x2nd, 1x4xLower			
Dir/Cross St: Bloor & Clinton					
Directions: South Of Bloor Between Jersey Avenue & Clinton Street					

MLS#: C13124820 **PIN#:** 212550159
Legal: PT LT 4 PL D1354 TORONTO AS IN CA651869; S/T CA235231; CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Other	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished		Drive:	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas		Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air		UFFI:	Sewer:
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1914		Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 1100-1500			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Unknown			Survey Type: None
Foundation: Unknown			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.06	x 10.47	Vinyl Floor	Brick Fireplace
2	Dining	Main	20.44	x 14.4	Vinyl Floor	
3	Kitchen	Main	12.5	x 12.01	Vinyl Floor	Stainless Steel Appl W/O To Deck
4	Prim Bdrm	2nd	14.86	x 12.89	Hardwood Floor	Bay Window Closet
5	2nd Br	2nd	11.06	x 9.02	Hardwood Floor	Closet
6	3rd Br	2nd	12.63	x 9.19	Hardwood Floor	
7	4th Br	Lower	11.02	x 9.61	Vinyl Floor	
8	Other	Lower	12.96	x 11.61	Concrete Floor	

Client Remks: Welcome to 15 Page Street, a charming, south-facing solid brick 3+1 Bedroom, 2 Bathroom, semi-detached home nestled on a tranquil side street in the heart of the vibrant Little Italy / University of Toronto corridor. This bright, two-storey residence features: Spacious Living: An open-concept main floor designed for modern living and entertaining. Comfort: Three well-appointed bedrooms upstairs and One in the Lower Level, and two full bathrooms. Bonus Space: A finished basement, perfect for a media room, home office, Bedroom or gym. Living at 15 Page Street means having the best of Toronto at your doorstep. Parks & Recreation: Spend your weekends exploring the sprawling greenery of Christie Pits Park (with its pool, rink, and baseball diamonds) or the off-leash trails of Bickford Park. Connectivity: Your commute is effortless with Christie Subway Station just a short stroll away, connecting you to the entire GTA. Dining & Culture: Indulge in the world-class culinary scene of Little Italy and the eclectic boutiques and cafes along Bloor Street West.

Inclusions: All ELFS , washer dryer, fridge , stove , dishwasher

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



126 Lennox St Toronto Ontario M6G 1J6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,107/2026 For: Sale % Dif: 94 Sold Date: 07/03/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,100,000 List: \$1,175,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17 x 90 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x3xMain, 1x4x2nd	Dir/Cross St: Bloor and Bathurst Directions: South Of Bloor

MLS#: C13501762 **PIN#:** 212550380

Legal: LT 17 PL 847 Toronto

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: Appraiser Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1987 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.37	x 9.84	Ceiling Fan	Window	Vinyl Floor
2	Kitchen	Main	11.35	x 11.22	Eat-In Kitchen	Window	Vinyl Floor
3	Br	Main	12.14	x 11.52	Double Closet	Window	Irregular Rm
4	2nd Br	Main	12.34	x 9.09	W/O To Yard	Window	Vinyl Floor
5	Living	2nd	15.72	x 11.61	W/O To Deck	Hardwood Floor	Irregular Rm
6	Kitchen	2nd	11.88	x 8.89	Window	B/I Dishwasher	
7	3rd Br	2nd	9.81	x 8.53	Closet	Hardwood Floor	Window
8	4th Br	2nd	11.45	x 9.84	Closet	Hardwood Floor	Window
9	Other	Bsmt	33.23	x 15.16	Unfinished		
10	Laundry	Bsmt	9.61	x 9.45			

Client Remks: Charm abounds in this classic Victorian home located in Mirvish Village/Annex. Features include high ceilings, decorative moldings, Hardwood Floors (2nd fl.) Front Porch and 2nd Floor Deck. Just a short walk to Bloor and the Bathurst Subway; Christie Pits, trendy shops, theatres & Restaurants! Two existing separate apartments. The large unfinished basement is calling out to be finished as it was excavated/underpinned in the 90's and has a separate entrance. Seller reports that there is a third level with 2 finished rooms and that the stairs were removed by the previous owner. The Seller owned 128 and purchased 126 in 1987, and for a time accessed those rooms by removing a wall between the two houses. The removed wall was replaced years ago by the Seller, when she thought she might sell. Great potential for extra space! Fantastic location! Don't miss this great opportunity!

Inclusions: Existing two Fridges, Two Stoves and Two B/I Dishwashers, Main Floor Stack Washer/Dryer, Basement Coin Operated Washer and Dryer, Hot Water Boiler and equipment.

Listing Contracted With: HARDING & KING REAL ESTATE SERVICES INC. **Ph:** 416-699-9714



296 MONTROSE Ave		Sold: \$1,132,000
Toronto Ontario M6G 3G8		List: \$1,177,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$6,816.94/2025	For: Sale	% Dif: 96
Sold Date: 03/16/2026		
SPIS: No	Last Status: SLD	DOM: 4
Semi-Detached	Fronting On: W	Rms: 4 + 3
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	23 x 67.33 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Ossington Ave. / Harbord St. Directions: Ossington Ave./ Harbord St.		

MLS#: C12878298	PIN#: 212710242
Legal: Plan 1054 PT LOT 68	

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Carport / 1	Cable TV:
Basement: Sep Entrance / Walk-Up / Finished	Drive: Available, Lane, Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room,	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Hospital, Park, Place Of	HST Applicable to Included In
Roof: Shingles	Worship, Public Transit, Rec Centre,	Sale Price:
Foundation: Unknown	School	Farm/Agr:
Assessment: POTL:	Exterior Feat: Porch, Year Round Living	Oth Struct:
POTL Mo Fee:	Interior Feat: Carpet Free, Floor Drain,	Survey Type: None
Laundry lev:	Guest Accommodations, In-Law Suite,	Spec Desig: Unknown
	Storage, Water Heater	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.03	x 9.06	Combined W/Dining	Hardwood Floor	Picture Window
2	Dining	Ground	15.03	x 9.06	Combined W/Living	Hardwood Floor	Picture Window
3	Kitchen	Ground	15.09	x 9.38	Ceramic Floor	W/O To Yard	Window
4	Family	Ground	14.76	x 12.11	Hardwood Floor	Fireplace	Picture Window
5	Prim Bdrm	2nd	13.58	x 10.89	Hardwood Floor	Closet	Window
6	2nd Br	2nd	13.39	x 10.73	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.01	x 7.55	Vinyl Floor	Window	
8	Kitchen	Bsmt	18.04	x 8.07	Ceramic Floor	Backsplash	Walk-Up
9	4th Br	Bsmt	9.65	x 9.35	Ceramic Floor		
10	Laundry	Bsmt	8.63	x 7.91			
11	Family	Bsmt	11.19	x 10.07	Ceramic Floor	Combined W/Kitchen	

Client Remks: Nestled in the heart of the highly coveted Palmerston-Little Italy enclave, this rare gem offers a unique opportunity to curate your dream lifestyle in one of Toronto's most coveted neighborhoods. Bathed in natural light from the front facing Family Room, this unusually wide3-bedroom residence impresses with airy 9-foot ceilings on Main Floor and a versatile, functional layout. Whether you are hosting in the oversized eat-in kitchen or utilizing the rear living/dining room as a main-floor den, the home's original character provides an sense of warmth and comfort. With three distinct entry points and direct access to a private carport, convenience is built-in. The Bright And Airy Charm Continues In The Three Sun-Filled Bedrooms Upstairs. The property's potential extends to the fully finished basement, which features a private, separate entrance, a second kitchen, large laundry area and ample storage. This masterclass in versatility is ideal for a private in-law suite, a dedicated nanny quarters, multigenerational living, or high-demand rental to generate premium income. Beyond the front door, you are in the center of it all: steps from the vibrant energy of College Street's famous cafes, Christie Pits Park, top-tier schools, and effortless transit via the Bloor subway line. This home is a beautiful blank canvas, offering a high-value opportunity to secure a classic residence in a world-class neighborhood. Bring your vision and apply your final finishing touches to transform this classic residence into your ultimate urban masterpiece.

Inclusions: Stove in Basement (as-is), Basement Washer and Dryer (as-is) HWT is rental, Furnace and A/C replaced approximately 2008, both owned. All light fixtures, wood fireplace (as-is), double-wood original doors (removed in basement).

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. Ph: 905-471-2121



140 Strachan Ave Toronto Ontario M6J 2S9 Toronto C01 Niagara Toronto Taxes: \$5,768.77/2025 Sold Date: 11/22/2025 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,175,000 List: \$1,179,000 For: Sale % Dif: 100
Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: W Acreage: 12.5 x 73 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Queen & Strachan Directions: Google or Waze 140 Strachan Avenue

MLS#: C12517042	PIN#: 212980132
Legal: Pt Lt 25	

Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: 100+ Year Built: 1907 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Level, Public Transit Interior Feat: Brick & Beam, 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	11.48	x 11.78	Broadloom	Hardwood Floor	Window
2	Dining	Main	12.2	x 8.79	Broadloom	Hardwood Floor	Window
3	Kitchen	Main	14.11	x 8.76	Vinyl Floor	Eat-In Kitchen	Window
4	Den	Main	8.5	x 6.69	W/O To Yard		
5	Prim Bdrm	2nd	11.81	x 12.27	Broadloom	Closet	Bow Window
6	2nd Br	2nd	6.86	x 12.47	Broadloom	Closet	Bow Window
7	3rd Br	2nd	8.73	x 7.22	Window		
8	4th Br	3rd	12.5	x 7.05	Closet	Window	
9	5th Br	3rd	11.91	x 9.91	Closet	Window	
10	Family	Bsmt	18.54	x 11.71	Concrete Floor	Pot Lights	Carpet Free
11	Den	Bsmt	9.55	x 11.71	Concrete Floor		

Client Remks: Urban living meets turnkey versatility at 140 Strachan Avenue, offering exceptional value in today's market. Just steps to Trinity Bellwoods, Queen West, King West, and Ossington, this rare Edwardian blends timeless character with modern polish. Beyond its classic facade, discover 9-ft ceilings, exposed brick, recessed lighting, restored pine hardwoods, and gallery-style polished concrete floors. Four flexible levels provide 5 bedrooms plus a den with two separate entrances-ideal for multi-use living: live-with-income, co-ownership, investment, or an easy conversion back to a single-family home. A bright sunroom adapts as a dining space or office, while the new 2024 deck and treed backyard create a private urban retreat. Contemporary upgrades include modern European radiant heating (Viessmann 2023), stainless steel appliances, and spa-style baths with glass showers, rain heads, and a heated towel rack. A new roof in 2025 adds peace of mind, and west-facing light enhances every level. There's even potential for a rooftop patio (buyer to verify). Unbeatable location: stroll to Trinity Bellwoods, Liberty Village, Garrison Point, Stackt Market, BMO Field, and King/Queen West, with quick access to the Lakeshore, Gardiner, and DVP. Walk Score 97-and keep an eye out for the neighbourhood's famed white squirrel. Turnkey, multi-functional, and overflowing with charm-this isn't just a home, it's a lifestyle.

Inclusions: 2 Refrigerators, 2 Stoves, 1 Dishwasher, Washer & Dryer, All Existing Light Fixtures, All Window Coverings
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



142 Bellwoods Ave Toronto Ontario M6J 2P4 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,380,000 List: \$1,179,000
Taxes: \$7,405/2025	For: Sale	% Dif: 117
Sold Date: 03/17/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: W	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	18.5 x 67.5 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x3xLower, 1x4x2nd
Dir/Cross St: Dundas/Bathurst Directions: Northbound from Queen		

MLS#: C12866804 **PIN#:** 212460199

Legal: Plan 758 Part Lot 20

Kitchens: 2 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Membrane Foundation: Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Stone Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	11.32	x 8.53	Hardwood Floor	W/W Closet	
2	Living	Main	16.93	x 11.81	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	15.06	x 10.24	Combined W/Dining	Hardwood Floor	W/O To Deck
4	Kitchen	2nd	9.48	x 8.04	O/Looks Backyard		
5	Living	2nd	17.55	x 15.09	Combined W/Dining		
6	Br	2nd	15.03	x 11.45	Bay Window	Closet	
7	Rec	Lower	25.59	x 14.44			
8	Den	Lower	12.04	x 8.69	3 Pc Bath		

Client Remks: Good things come in twos on Bellwoods. Two self-contained, design-forward suites. Two distinct lifestyles under one roof. One seriously smart way to invest. The Main Suite unfolds over two levels with high ceilings and even higher standards. On the main floor, a proper bedroom with real-deal closet storage pairs with a generous living room crowned by the cutest Wedgewood blue ceiling. The kitchen is as clever as it is good-looking, with hidden storage that keeps clutter in check & flows seamlessly into a dining nook with built-in banquette seating made for long dinners and longer conversations. Downstairs (underpinned + waterproofed...you're welcome), the 7' ceilings frame a large rec room, a den/guest space, and enough room for whatever hobby you swore you'd monetize. Two designer baths make for civil mornings. Outside, two dreamy extras await: a charming front porch for people watching, and a fully decked private backyard with gas hook-up for grilling done right. The Second Suite proves the sequel can be just as good. A sunny king-sized bedroom with lots of closet storage & a photo worthy CN tower view. A spacious living area (sectional + dining table approved), a bright kitchen, another 4pc. bath, and in-suite laundry. It's independent, inviting, and income-ready. Live in one and rent the other. Share with family and keep privacy intact. Keep it all to yourself, and have a single-family stunner. The beauty here is having options, and having them in pairs. Beyond your front door, Trinity Bellwoods Park is a 3-minute walk, doubling as your backyard for off-leash mornings, afternoon tennis, slackline picnics, farmers markets & festivals. You're perfectly positioned between Queen West and Little Italy, with Dundas West delivering a double shot of indie coffee, cocktail havens, and brunch lines worth waiting in. With the Dundas streetcar, bike lanes, and easy Gardiner access, getting anywhere is easy times two. Smart. Stylish. Adaptable. Exactly where you want to be.

Inclusions: All appliances, light fixtures and window coverings.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



96 Massey St Toronto Ontario M6J 2T4 Toronto C01 Niagara Toronto Taxes: \$7,224/2025 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$1,085,000 List: \$1,195,000 For: Sale % Dif: 91
Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: W Acreage: 15.83 x 110 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Queen St W & Massey St Directions: South of Queen, west side of Massey

MLS#: C12899006 **PIN#:** 212980159
Legal: LT 6 PL 993 CITY WEST; TORONTO , CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete, Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	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	24.02	x 12.99	Open Concept	W/O To Yard	Laminate
2	Kitchen	Main	12.83	x 10.43	Eat-In Kitchen	Laminate	Window
3	Br	Main	8.43	x 10.43	3 Pc Ensuite	Broadloom	Window
4	Den	Main	6.17	x 10.99	Window		
5	Kitchen	2nd	10.17	x 10.33	Eat-In Kitchen	Window	Laminate
6	Living	2nd	12.01	x 11.52	Broadloom	Window	
7	Br	2nd	11.09	x 6.99	Window	Broadloom	
8	2nd Br	2nd	8.43	x 10.43	Broadloom	Window	
9	Prim Bdrm	3rd	15.42	x 15.42	W/O To Deck	Broadloom	
10	Rec	Bsmt	12.01	x 14.99	4 Pc Bath	Broadloom	

Client Remks: Prime Trinity Bellwoods Opportunity - Duplex with Future Vacant Possession. Rare opportunity to acquire a freehold property just south of Queen. Steps to Trinity Bellwoods, Ossington, and Queen West, this duplex will be delivered vacant-ready for your vision. Located on sought-after Massey Street between Ossington and Bathurst, this is one of Toronto's most desirable west-end pockets, surrounded by top restaurants, cafes, shopping, and 24-hour streetcar access. Currently configured as a duplex offering approximately 1,784 sq ft above grade plus basement. The existing layout includes a 1-bedroom, 2-bath main/basement unit and a 3-bedroom upper unit, providing an excellent foundation for conversion to single-family living or a redesigned income property. Set on a 15.83 x 110 ft lot with laneway access and parking for one car, plus a functional rear yard with room to enhance. Ready for a complete redesign, this property offers tremendous upside for investors, builders, or end-users looking to create something exceptional in a coveted west-end location.

Inclusions: New furnace, hot water tank (rental), main floor fridge, stove, second floor fridge, stove.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



33 Foxley St Toronto Ontario M6J 1P9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,511/2025 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 14		Sold: \$1,214,535 List: \$1,199,000 For: Sale % Dif: 101
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 15.29 x 129 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x4xGround, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Queen and Ossington Directions: Foxley and Ossington		

MLS#: C12799880 **PIN#:** 212770311
Legal: PT LT 16-17 PL D66 TORONTO AS IN WB206304;CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	13.45	x 9.84	Walk-Out Bamboo Floor
2	Dining	Ground	12.63	x 10.66	Bamboo Floor
3	Living	Ground	12.63	x 10.66	Bamboo Floor
4	Br	Ground	13.58	x 10.17	Bamboo Floor
5	Kitchen	2nd	10.4	x 7.87	Walk-Out
6	Living	2nd	15.06	x 12.14	Laminate
7	2nd Br	2nd	10.99	x 8.86	Laminate
8	Rec	Bsmt	23.95	x 14.37	Laminate Walk-Out

Client Remks: Location, Location, Location, Main floor extension with a full bathroom and bedroom, bamboo floors, side and rear walk-out to private backyard, finished walk-out basement, this home can potentially become one of many multi million dollars homes on this lovely street, Trinity Bellwood's Park, vibrant and popular Ossington Ave, famous boutique type restaurants , cafes, entertaining, exciting social outdoor ambiance, one of Toronto's most desirable neighborhoods.

Inclusions: Light fixtures, 2 stoves, 2 fridges, washer and dryer

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-565-9200



230 Shaw St Toronto Ontario M6J 2W8 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,451,000 List: \$1,199,000
Taxes: \$7,835/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 6	For: Sale % Dif: 121	
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19 x 121.5 Feet Irreg:	Rms: 10 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x4xLower
Dir/Cross St: Dundas St W and Ossington Ave Directions: South of Dundas St W, East of Ossington Ave		

MLS#: C13089020 **PIN#:** 212740182
Legal: PT LT 48 PL 194 TORONTO AS IN WB140238; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage, Water Heater, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2000 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.09	x 6.23	Vinyl Floor		
2	Living	Main	13.48	x 11.48	O/Looks Frontyard	Fireplace	Hardwood Floor
3	Dining	Main	18.08	x 9.32	Hardwood Floor	Window	Pass Through
4	Kitchen	Main	14.01	x 8.43	W/O To Yard	Backsplash	Eat-In Kitchen
5	Office	Main	8.66	x 8.66	O/Looks Backyard	Separate Rm	Led Lighting
6	Prim Bdrm	2nd	16.08	x 11.68	Large Window	Hardwood Floor	Fireplace
7	2nd Br	2nd	15.91	x 10.01	W/I Closet	Hardwood Floor	West View
8	Den	2nd	10.24	x 8.99	W/O To Balcony	Led Lighting	West View
9	Den	2nd	6.92	x 6.5	Hardwood Floor	Led Lighting	East View
10	Other	Lower	33.66	x 18.67	4 Pc Bath	Laundry Sink	Walk-Up
11	Cold/Cant	Lower	8.66	x 8.66			

Client Remks: Where Character Lives! A rare opportunity to live in a home that feels quietly exceptional. 230 Shaw Street is a 1907 residence defined by ready-to-enjoy, preserved character, real function, and a level of space that is increasingly rare in Toronto. Set on a 19 x 121.5 ft lot with a fully enclosed backyard and a detached two-car garage with laneway house potential, it delivers scale, privacy, and everyday livability in one of the city's most sought-after pockets. The home functions as fully detached with only the south wall abutting and no shared connections, offering a true sense of separation that a typical semi-detached home does not offer. The layout has multiple well-proportioned and usable spaces, including 3 separate den-style rooms offering flexibility that supports modern living without compromise. Natural light, good ceiling height, and original detail carry through the home. Key infrastructure updates are already complete, including a new flat roof (2025), updated electrical with 200 amp service, plumbing to the street, refreshed finishes throughout, and overall care that allows the home to be enjoyed immediately. It also offers a clear and realistic path for thoughtful updates over time, which is a hard balance to find. Located south of Dundas and north of Queen, and positioned at the edge of Trinity Bellwoods, the home is central within one of Toronto's most vibrant community hubs. With a 99 Walk Score, 92 Bike Score, and 88 Transit Score, the entire city is within easy reach including coffee shops, restaurants, nightlife, boutique shopping, markets, and everyday essentials, along with quick access to parks and green space that balance the energy of downtown living. This is the kind of home that doesn't come around often - come see for yourself! Public Open House Thursday, May 7th from 5-7pm, Saturday, May 9th and Sunday May 10th from 2-4pm.

Inclusions: Appliances, electrical light fixtures, shelving in garage, window blinds

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



12 Andrews Ave
Toronto Ontario M6J 1S3
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$5,859/2025 **For:** Sale **% Dif:** 113
Sold Date: 04/21/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Att/Row/Twnhouse **Fronting On:** N **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 14.34 x 76.78 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dundas St W x Markham St **Directions:** South of Dundas, East of Markham St

MLS#: C12997242		PIN#: 212480319	
Assignment: No		Fractional Ownership: No	
Legal: LT 6 PL 1119 CITY WEST ; S/T & T/W CA684111; S/T INTEREST IN CA684111; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	Single Family Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Part Fin	Drive: Boulevard, Available	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Hospital, Park, Place Of	Retirement:	
Year Built: 1879	Worship, Public Transit, School	Under Contract:	Hot Water Heater
Yr Built Source: MPAC	Interior Feat: Carpet Free, Floor Drain,	HST Applicable to	Included In
Apx Sqft: 1100-1500	Sump Pump	Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle, Flat		Oth Struct:	Garden Shed, Fence - Full
Foundation: Brick, Stone		Survey Type:	None
Assessment: 2025 POTL: N		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	25	x 5.09	Hardwood Floor	Closet	Walk Through
2	Kitchen	Main	15.32	x 10.99	Window Flr to Ceil	Renovated	Breakfast Area
3	Dining	Main	12.93	x 8.92	B/I Bookcase	Large Window	Enclosed
4	Living	Main	12.24	x 8.92	Large Window	Moulded Ceiling	Fireplace
5	Prim Bdrm	2nd	14.57	x 12.24	Large Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	11.15	x 8.99	Hardwood Floor	Large Window	Swing Doors
7	3rd Br	Main	10.99	x 6.59	Hardwood Floor	Large Window	O/Looks Backyard
8	Br	Lower	14.34	x 9.68	Closet	Finished	Window
9	Laundry	Lower	9.58	x 6.76	Concrete Counter	Laundry Sink	Open Concept
10	Utility	Lower	17.16	x 14.57	3 Pc Bath	Concrete Floor	Open Concept

Client Remks: There are homes you walk through... and then there are homes that pull you in by the collar, pour you a drink, and insist you stay a while. 12 Andrews has been here since 1879, quietly collecting stories, wearing its age like a perfectly broken-in leather jacket. Ceilings stretch 10ft high, like the house itself is exhaling, unbothered by time. In an era where everyone knocked down walls in the name of "flow," this one kept them; and thank God! Here, rooms are allowed to be rooms. Dressed in Victorian trim, the living rm is its own world: calm, intentional, a little introspective. Sit, unwind, and forget about the kitchen sink judging your life choices. Light drifts through tall windows, catching the fireplace like a wink from another century. Then you move into the dining rm, framed by dramatic bookshelves. There's a threshold, a shift. The tone changes. Dinner becomes an occasion again. The kitchen? A 2024 overhaul of creamy cabinetry, warm brass, open shelving; more Parisian bistro than urban reno. A cozy banquet sits against black-framed, floor-to-ceiling doors o/l the garden, blurring the lines between inside & out. Upstairs: 3 charming bdrms. The primary does what it should: fits a king, real storage, no compromises. Heated bath floors, because small luxuries matter. Now here's where things get... magical. The backyard isn't just a yard, it's a sequence. Spring: crocus, tulips, daffodils. Summer: lavender & roses that don't hold back. Fall: Japanese anemones stretching the season just a little longer. A little wild, completely alive. And if you're lucky (really lucky) you'll see him. The elusive white squirrel. Not a trick of the light. He shows up when he feels like it, like a backyard ghost with a sense of humour. Those who've seen him say the same thing: that's when you know the house has chosen you. But the real story? Outside your door. Eat like a king, wander like a tourist, live like a local. Then come home to your quiet, and it all just... settles.

Inclusions: Full Appliance Package: LG All Column Refrigerator, LG All Column Freezer, Bosch Dishwasher, KitchenAid Gas Range, Microwave-hoodfan, LG Front Load Washer & Dryer, Electrical Light Fixtures (less exclusions), Primary Bedroom Wardrobe, Basement Wardrobe, All Window Coverings.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000

	364 Roxton Rd Toronto Ontario M6G 3R2 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,387.12/2025 For: Sale % Dif: 91 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 18		Sold: \$1,090,000 List: \$1,199,900
	Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.81 x 90.13 Feet Irreg:	Rms: 10 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x5xBsmt
Dir/Cross St: North of College /East of Ossington Directions: North of College /East of Ossington			

MLS#: C13010176		PIN#: 212710066	
Legal: PT LT 35 PL 302 CITY WEST AS IN CT247848; S/T & T/W CT247848 CITY OF TORONTO			
Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1932 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: \$847,000 / 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.16	x 6.4	Hardwood Floor		
2	Living	Main	16.73	x 11.91			
3	Dining	Main	13.35	x 7.91			
4	Br	Main	15.42	x 10.1	Hardwood Floor		
5	Kitchen	Main	7.55	x 7.55	W/O To Yard		
6	Kitchen	2nd	12.47	x 8.69	Window		
7	Prim Bdrm	2nd	15.19	x 10.6	Hardwood Floor	Window	Closet
8	2nd Br	2nd	12.3	x 8.69	Hardwood Floor		
9	Office	2nd	7.64	x 7.38			
10	Kitchen	Bsmt	12.2	x 6.27			
11	Rec	Bsmt	18.41	x 10.93			
12	Laundry	Bsmt	13.48	x 10.53			

Client Remks: Welcome to 364 Roxton Road, perfectly positioned in the heart of Toronto's sought-after Palmerston-Little Italy neighbourhood-just steps to the iconic Ossington strip, home to some of the city's best restaurants, cafes, and nightlife.This is your chance to secure a prime property in one of Toronto's most desirable and rapidly evolving communities, surrounded by great schools and family-friendly amenities. This home is ideal for investors, renovators, or end-users looking to customize and add serious value.Move in now and renovate at your own pace-an excellent opportunity for buyers who want to enjoy the home while gradually transforming it into their dream space.The finished basement with a separate entrance opens the door to excellent income potential or in-law suite possibilities. Plus, the rare garage with laneway access is a major bonus.Lovingly held by the same family for decades, this home is ready for its next chapter. Whether you renovate, rebuild, or invest, the upside here is undeniable.Opportunities like this don't come often-unlock the full potential of this prime Toronto address!

Inclusions: 1 Fridge, All Elf's, All Furniture.1 Gas Stove Basement, 1 Electric Stove Main Floor. Washer & Dryer all "As Is Where Is". Property is Sold "AS IS WHERE IS".

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



80 Manning Ave Toronto Ontario M6J 2K5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,407.81/2025 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,202,000 List: \$1,200,000 For: Sale % Dif: 100
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: W Acreage: 16.75 x 58.58 Feet Irreg:	Rms: 7 Bedrooms: 4 + 1 Washrooms: 3 1x3xMain, 1x3x2nd, 1x4xLower	Dir/Cross St: Queen/Manning Directions: Manning Ave North Of Queen West

MLS#: C13032160	PIN#: 212460517
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: PT LT 20 E/S BISHOP ST BLK A PL 75 TORONTO AS IN CA707880; T/W CA707880; CITY OF TORONTO	

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Accessory Apartment	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	14.76	x 10.17	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	12.6	x 10.17	Hardwood Floor	
3	Kitchen	Main	11.42	x 9.84	Hardwood Floor	O/Looks Backyard
4	Living	2nd	16.5	x 12.4	Hardwood Floor	O/Looks Frontyard B/I Closet
5	Br	2nd	11.75	x 10.24	Hardwood Floor	B/I Closet
6	Kitchen	2nd	11.52	x 9.58	O/Looks Backyard	
7	Br	3rd	21.42	x 16.34	W/O To Deck	
8	Br	Lower	13.65	x 12.66	B/I Closet	
9	Living	Lower	23.82	x 10.76	Open Concept	Combined W/Dining
10	Dining	Lower	23.82	x 10.76	Open Concept	Combined W/Living
11	Kitchen	Lower	8.86	x 10.76	Open Concept	Combined W/Dining

Client Remks: In Trinity Bellwoods, flexibility is everything-and this Victorian delivers it in spades. Live in one unit and let the other two work for you, with a projected \$7,100 a month in gross rental income. That's your mortgage largely taken care of while you build equity in one of Toronto's most coveted neighbourhoods. And with a few easy updates, the upside gets even better. Three self-contained apartments: a one-bedroom on the main floor, a one-bedroom basement suite, and a bright two-bedroom upper unit with its own kitchen, generous living area, and private rooftop deck. Effortless conversion back to a stunning 4+1 bedroom single-family home whenever you're ready. Freshly painted, full of Victorian character, and turn-key ready. Access to basement entrance and backyard via Robinson Lane, just south of property. Steps to Trinity Bellwoods Park, Queen West, Ossington, and transit. This is the rare opportunity where lifestyle, income, and future potential all live under one roof.

Inclusions: 3 existing fridges, 2 existing stoves, 1 built-in dishwasher, gas furnace and hot water tank
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



299 Grace St Toronto Ontario M6G 3A7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,907.44/2025 For: Sale % Dif: 101 Sold Date: 05/09/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,230,000 List: \$1,219,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 100+ 19 x 114 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Harbord St. & Bathurst St. Directions: Harbord St. & Bathurst St.

MLS#: C13083652 **PIN#:** 212520363
Legal: PT LT 3 PL 1212 TORONTO AS IN CA418937; S/T & T/W CA418937; S/T EXECUTION 98-003824, IF ENFORCEABLE; S/T EXECUTION 98-014712, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School, School Bus Route Exterior Feat: Porch Interior Feat: Carpet Free, In-Law Suite, Storage Security Feat: Carbon Monoxide Detectors	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Storage Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.3	x 11.48	French Doors	Hardwood Floor	Fireplace
2	Dining	Ground	12.3	x 11.48	Hardwood Floor	Large Window	French Doors
3	Kitchen	Ground	15.91	x 12.14	Family Size Kitchen	Vinyl Floor	Quartz Counter
4	Sunroom	Ground	8.2	x 6.89	W/O To Yard	Panelled	Hardwood Floor
5	Prim Bdrm	2nd	14.76	x 11.48	Picture Window	Hardwood Floor	West View
6	2nd Br	2nd	12.14	x 9.84	Window	Hardwood Floor	North View
7	3rd Br	2nd	12.14	x 10.17	Window	Hardwood Floor	East View
8	Rec	Bsmt	22.97	x 13.45	Ceramic Floor	Renovated	W/O To Yard
9	Br	Bsmt	8.53	x 7.22	Closet	W/O To Yard	
10	Laundry	Bsmt	13.78	x 6.23	Ceramic Floor	Window	

Client Remks: Welcome to this charming semi-detached home at 299 Grace St positioned in the heart of Toronto's sought-after Little Italy neighbourhood. This well-maintained residence features 3+1bedrooms and 2 full bathrooms, offering flexible living space for families, investors, or end-users alike. The main floor features a bright and inviting living and dining area, filled with natural light from east- and west-facing windows, creating a warm and airy atmosphere throughout the day. The functional layout flows seamlessly into a well-appointed kitchen, with easy access to the beautiful backyard garden-perfect for family gatherings, kids to play, or summer entertaining. Upstairs, the second floor offers three spacious bedrooms with windows on the east, west, and north. 9 feet ceiling on the main floor and 8 feet on the 2nd floor. The finished basement with separate entrance provides excellent potential for an in-law suite or income opportunity. Enjoy outdoor living in the beautifully landscaped backyard garden-a private urban retreat perfect for relaxing or entertaining. The rare rear lane access with a 1.5-car garage adds everyday convenience in this sought-after downtown location. Rear lane suite opportunity. Located just steps to parks, shops, and everyday amenities, and within walking distance to Christie Subway Station and Harbord Collegiate Institute, this home is perfectly positioned for families seeking both lifestyle and top-tier education options.

Inclusions: B/I microwave, fridge, stove, washer, all window coverings, outdoor chairs.
Listing Contracted With: KW Living Realty **Ph:** 905-896-0002



97 Massey St Toronto Ontario M6J 2T5 Toronto C01 Niagara Toronto Taxes: \$6,703.84/2025 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 23			Sold: \$1,200,000 List: \$1,249,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 18.33 x 65 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Queen W / Trinity-Bellwoods Park Directions: South off Queen

MLS#: C12940166 **PIN#:** 212980116
Legal: ORD RES PT LOT 15 TO 17

Kitchens: 2 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater 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	Living	Main	14.57	x 9.28	Brick Fireplace	Hardwood Floor	Leaded Glass
2	Dining	Main	11.84	x 10.66	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	13.48	x 11.38	Country Kitchen	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	13.16	x 11.91	Bay Window	Large Closet	Hardwood Floor
5	Br	2nd	10.99	x 8.04	Hardwood Floor	Closet	South View
6	Br	2nd	12.7	x 7.45	O/Looks Garden	Hardwood Floor	
7	Living	3rd	15.26	x 13.48	Open Concept	Hardwood Floor	South View
8	Kitchen	3rd	8.23	x 7.91	Hardwood Floor		
9	Br	3rd	13.48	x 12.63	West View	W/W Closet	Hardwood Floor

Client Remks: ** Warm and inviting, comfortable family home in vibrant Queen West neighbourhood -- owned by the seller for more than 30 years. Countless social gatherings have been appreciated around the woodburning fireplace! ** End of row ** Defined on MPAC as a duplex, this wonderful property contains a 3rd floor suite, currently occupied by a friend (vacant possession). This third floor retreat is ideal for a nanny or teens to have their own space within the house (living/kitchenette/bedroom/3-pc bath) or if preferred can be used as huge family room area - many possibilities! ** Separate entrance from rear garden to unfinished basement ** Steps to Queen West shopping, Trinity-Bellwoods Park & rec centre, transit -- a truly wonderful location **

Inclusions: GB&E; 2 fridges; 2 gas stoves; washer; electric light fixtures

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



23 Manning Ave Toronto Ontario M6J 2K3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,812.35/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,426,001 List: \$1,249,000 For: Sale % Dif: 114
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 14 x 103 Feet Irreg:	Rms: 8 + 3 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x2xMain, 1x4xBsmt Dir/Cross St: Manning Ave and Queen West Directions: North of Queen West	

MLS#: C12961302 **PIN#:** 212470091
Legal: PT LT 15-16 PL D192 TORONTO AS IN CA61344; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Metal/Side Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment, Auto Garage Door Remote, Carpet Free, Floor Drain, In-Law Suite, On Demand Water Heater, Storage, Storage Area Lockers, Sump Pump, Ventilation System, Water Heater	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	16.73	x 0	W/O To Deck	Hardwood Floor	Pot Lights
2	Dining	Main	13.12	x 23.95	Combined W/Kitchen	Window	Open Concept
3	Kitchen	Main	13.12	x 23.95	Quartz Counter	Stainless Steel Appl	Centre Island
4	Bathroom	Main	4.92	x 3.94	2 Pc Bath		
5	Prim Bdrm	2nd	14.11	x 12.8	W/I Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	10.17	x 9.84	Window	Hardwood Floor	
7	Bathroom	2nd	6.89	x 14.11	4 Pc Bath	Separate Shower	Heated Floor
8	Living	Bsmt	15.75	x 11.48	Open Concept	Pot Lights	
9	Kitchen	Bsmt	8.53	x 8.53	Open Concept	Pot Lights	
10	Br	Bsmt	9.51	x 10.83	Window	B/I Shelves	

Client Remks: Designed for effortless living and finished with intention throughout, this is the kind of home you move into and immediately feel settled. Rare end-of-row home near Trinity Bellwoods, feels like a semi with added privacy, extra light, and enhanced livability, all in the heart of one of Toronto's most vibrant neighbourhoods. Completely rebuilt on the main and upper levels in 2018, this home blends thoughtful design with quality craftsmanship. The bright, open main floor is built for modern living, custom kitchen with quartz countertops, large island, stainless steel appliances, including a fridge with built-in ice maker and water system, gas stove, and extensive custom millwork with integrated storage and bar setup. The layout flows seamlessly into the dining and living areas with updated flooring, lighting, and smart storage throughout. Walk out to your private back deck for effortless indoor-outdoor living, plus a main floor powder room. Upstairs, two well-proportioned bedrooms include a spacious primary with walk-in closet and second-floor laundry. The spa-inspired bathroom features heated floors, soaker tub, rain shower, and a sleek Toto wall-hung toilet. The lower level offers a self-contained suite with separate rear entrance, updated flooring, insulation, and waterproofing, ideal for flexible use or supplemental income. Outside, enjoy a low-maintenance backyard with artificial turf, drainage system, and cedar fencing, plus a detached garage with parking for approximately 1.5 vehicles and ample storage. An electrical conduit is in place to run power for a future EV charger. Built with foresight, the home was designed to potentially accommodate a future third-storey addition and allow for easy basement reconfiguration, unlocking long-term value. Steps to Trinity Bellwoods, top restaurants, cafes, shops, transit, and the core, this is city living at its best.

Inclusions: All existing appliances, including 2 fridges, 2 stoves, 2 hood ranges, dishwasher, 2 clothes washers and 2 clothes dryers, all electric light fixtures, all window coverings

Listing Contracted With: REVEL REALTY INC. Ph: 855-738-3547



53 Robinson St Toronto Ontario M6J 1L4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,809.41/2025 Sold Date: 03/13/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,400,000 List: \$1,275,000 For: Sale % Dif: 110
Att/Row/Twnhouse Link: 2-Storey	Fronting On: S Acreage: < .50 15.92 x 91.33 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 1 1x5x2nd	Dir/Cross St: Bathurst / Queen St Directions: Queen / Bathurst

MLS#: C12867282 **PIN#:** 212470146
Legal: PT LT 1-2 PL D115 TORONTO AS IN CA649346; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished / Sep Entrance / Full / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.53	x 8.01	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	29.53	x 8.01	Hardwood Floor	Combined W/Living	Bay Window
3	Family	Main	8.01	x 6.99	Hardwood Floor	W/O To Deck	
4	Kitchen	Main	10.83	x 13.02	Stainless Steel Appl	Hardwood Floor	Pot Lights
5	Prim Bdrm	2nd	14.99	x 12.01	Hardwood Floor	Double Closet	
6	2nd Br	2nd	11.88	x 10.01	Hardwood Floor	Window	
7	3rd Br	2nd	10.79	x 8.01	Closet	Broadloom	South View

Client Remks: Pretty as a picture and rich with character, this classic red brick Victorian blends timeless Toronto architecture with thoughtful modern renovations in one of the city's most coveted neighbourhoods. Irresistible curb appeal sets the tone with its quintessential Toronto facade, gingerbread peaks and gables, and professionally landscaped grounds, a rare and refined welcome home. Inside, the foyer makes a striking first impression with leaded glass transom detailing above the door and house number, herringbone tile flooring defining the entry, and restored hardwood floors flowing throughout. Soaring ceilings, crown mouldings, and panelled walls showcase the home's Victorian heritage, while extensive renovations ensure modern comfort and style. The main floor offers stunning sightlines to a dramatic glass tri fold window wall at the rear, creating seamless indoor outdoor living. Step out to a landscaped backyard oasis complete with a deck, custom umbrella, raised planters, and mature trees, perfect for alfresco dining and summer entertaining. The eat in chef's kitchen is both stylish and functional, featuring a wine fridge and a built in banquette for casual dining and lounging. Upstairs are three well proportioned bedrooms including a king sized primary retreat with a large closet. The spa inspired bathroom is pure indulgence, offering a glass enclosed double shower with rain head, a deep soaker tub, skylight, and double vanity. Fresh paint throughout means there is truly nothing to do but move in. Don't miss the easily accessible, large unfinished attic. A rare opportunity to own a turnkey Victorian in the heart of Trinity Bellwoods. Live in a true walker's, rider's and biker's paradise close to trendy Queen West parks, restaurants, cafes, shops, and daily essentials, with ample street parking and excellent TTC access.

Inclusions: SS Frigidaire Electric Range Stove (2023), GE range vent hood (2025), SS Bosch Dishwasher (2021), SS Samsung Fridge (2021), mini wine fridge in kitchen. Stacked washer/dryer, 2 upholstered cushions 1) on the living room window seat and 2) on the kitchen banquette, outdoor umbrella with stand.

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



50 Argyle St Toronto Ontario M6J 1N6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,427.75/2025 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 35			Sold: \$1,230,000 List: \$1,298,900 For: Sale % Dif: 95
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 16.83 x 92.42 Feet Irreg:	Rms: 10 Bedrooms: 3 + 1 Washrooms: 2 1x4xBsmt, 1x3x2nd	Dir/Cross St: Ossington and Argyle Directions: East of Ossington

MLS#: C12778782 **PIN#:** 212740101
Legal: PT LT 65 PL 194 TORONTO AS IN CT24308; S/T EXECUTION 97-016012, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1890 Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Detached / 1.5 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, School Exterior Feat: Awnings, Porch Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Suite, Sump Pump, Primary Bedroom - Main Floor	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.75	x 11.42	Granite Counter	Double Sink	Eat-In Kitchen
2	Living	Main	11.42	x 10.07	Hardwood Floor	Crown Moulding	Large Window
3	Prim Bdrm	Main	11.42	x 10.01	Hardwood Floor	Window	
4	Foyer	Main	11.84	x 5.51	Ceramic Floor		
5	Kitchen	2nd	11.52	x 7.58	Ceramic Floor	Backsplash	Eat-In Kitchen
6	2nd Br	2nd	11.32	x 10.14	Parquet Floor	Window	
7	3rd Br	2nd	11.32	x 10.14	Parquet Floor	Window	
8	4th Br	2nd	11.42	x 5.61	Parquet Floor	Window	
9	Bathroom	2nd	6.82	x 5.84	3 Pc Bath	Window	
10	Rec	Bsmt	22.01	x 14.99	Ceramic Floor	Sump Pump	
11	Bathroom	Bsmt	7.68	x 4.99	4 Pc Bath		
12	Laundry	Bsmt	8.07	x 5.35	Laundry Sink	Ceramic Floor	
13	Cold/Cant	Bsmt	5.09	x 10.99	Concrete Floor		

Client Remks: Welcome to this beautiful 3 plus 1 bedroom 2 Storey home that has been in the family for 52 years. Located in a highly sought area, this home is just off the Ossington Strip. There have been many upgrades done to the home in 2018 including New Electrical throughout, Plumbing, Heating vents, Roof, Porch Awning, Lighting fixtures, Windows, A/C, & Kitchen. Garage Roof done 2023 and Furnace 2012. This home boasts approx. 10 ft ceilings walking into the main floor foyer and 9.5 ft ceilings in the 2nd floor bedroom areas. The 2nd floor can be used as an inlaw suite as it includes a kitchen area. The cozy backyard is great for family bbqs and with the detached garage, it's more than enough space for a large sized vehicle and extra storage. The basement is finished with a separate entrance from the front. Prime location just a few steps to Ossington, Trinity Bellwoods, Osler Park, Queen West, Dundas West, etc. This home is a great investment so come take a look and make it your own.

Inclusions: Fridge, Gas stove, washer and dryer, window coverings, and ELF's

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-565-9200



772 Richmond St W		Sold: \$1,340,000
Toronto Ontario M6J 1C5		List: \$1,299,000
Toronto C01 Niagara Toronto		
Taxes: \$6,387.12/2025	For: Sale	% Dif: 103
Sold Date: 02/24/2026		
SPIS: No	Last Status: SLD	DOM: 12
Att/Row/Twnhouse	Fronting On: N	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	14.58 x 97.5 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Niagara & Queen Directions: Niagara & Queen		

MLS#: C12782288 **PIN#:** 212430132
Legal: PT LT 24-27 PL D120 TORONTO PT 1, 63R1292; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	43.01	x 31.17	Open Concept
2	Kitchen	Main	41.01	x 36.42	Open Concept
3	Br	Main	39.04	x 29.86	
4	Living	2nd	44.62	x 45.93	
5	Br	2nd	39.04	x 28.54	
6	Kitchen	2nd	28.54	x 31.82	
7	Living	Bsmt	82.35	x 39.73	
8	Br	Bsmt	38.06	x 26.9	

Client Remks: Welcome To 772 Richmond St.W., In The Heart And Soul Of Downtown Toronto. Just Steps Away From Trinity Bellwoods Park & Vibrant Queen St West Neighbourhood, Yet Located On Quiet Downtown Street. Option Of Being Single Family Or Duplex. Recently Updated Windows, Brand New Kitchen, And Appliances, And Updated Bathrooms And New Flooring Throughout. Flat Roof 2025. 2 Separate Entrances To High Ceiling Basement, Main Front Door And Lower Level. Private Yard With Walkout To Garage Free Flowing Layout With Generous Size Principle Rooms And An Abundance Of Natural Light. 2 Floor Private Deck Oasis Don't Miss This Rare Opportunity To Own A Desirable Piece Of Toronto. Schools, Restaurants, Trendy Shops And Every Convenience Imaginable All Within Steps Of Your Front Door. 99 Walk Score! Welcome Home!!

Inclusions: 2 Fridges, 2 stoves, Built in Dishwasher, Washer, Dryer
Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



756 Richmond St W Toronto Ontario M6J 1C5 Toronto C01 Niagara Toronto			Sold: \$1,340,000 List: \$1,299,000		
Taxes: \$6,153.35/2025		For: Sale		% Dif: 103	
Sold Date: 02/25/2026					
SPIS: No		Last Status: SLD		DOM: 15	
Att/Row/Twnhouse		Fronting On: N		Rms: 7 + 3	
Link:		Acreage: < .50		Bedrooms: 4 + 2	
2 1/2 Storey		15.08 x 97.5 Feet		Washrooms: 4	
		Irreg:		1x3xLower, 1x2xMain, 1x4x2nd, 1x5x2nd	
Dir/Cross St: Queen St W + Bathurst St					
Directions: https://share.google/VOXs1oa09ia5MDIF4					

MLS#: C12774192		PIN#: 212430124	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 28-29 PL D120 TORONTO AS IN CT502148 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Shingles, Membrane Foundation: Unknown Assessment: \$816,000 / 2025 POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Vinyl Siding Gar/Gar Spcs: Other / 0 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Paved Yard Interior Feat: Accessory Apartment, Carpet Free, Floor Drain, Guest Accommodations, In-Law Capability, In-Law Suite, Sump Pump, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: R(d1*869) Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In, Not Subject to HST Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	10.83	x 9.51	
2	Foyer	Ground	4.27	x 4.27	
3	Living	Ground	20.67	x 9.51	Combined W/Dining
4	Br	2nd	11.15	x 10.83	
5	2nd Br	2nd	10.5	x 7.22	
6	3rd Br	2nd	9.19	x 6.89	
7	4th Br	3rd	13.45	x 12.14	
8	Living	Lower	12.8	x 7.55	
9	Kitchen	Lower	7.55	x 6.23	
10	Br	Lower	9.84	x 7.55	
11	2nd Br	Lower	11.15	x 5.25	

Client Remks: Extensively renovated with intention and quality, this 4 + 2 bedroom, 3.5 - bath Richmond West home is turnkey in the truest sense. Major systems have been newly installed or significantly modernized, including HVAC, 200 AMP electrical service, insulation, windows, roofing membrane, and exterior finishes. Inside, engineered hardwood floors, beautifully updated kitchens and bathrooms, and clean modern lines define bright, well-designed living spaces. A finished attic with skylight adds flexible bonus space -- perfect for a home office, studio, or creative escape. The lower level features a self-contained two-bedroom living area with a separate entrance, complete with full interior waterproofing, sump pump, and egress window -- ideal for extended family, a nanny or guest suite, or those looking for flexibility with potential supplemental income. A true rarity for the area; enjoy private laneway-access tandem parking for two vehicles behind a roll-up garage door, plus a professionally hardscaped backyard and new fencing. Set in the heart of Richmond West / Queen West -- steps to cafes, restaurants, transit, and Trinity Bellwoods Park.

Inclusions: 2 Fridges, 2 Ranges, Built-in Dishwasher, 2 Hood/Fans, Clothes Washer, Clothes Dryer, Roll-Up Steel Door Remote, 6 Mirrors, Living Room Window Covering, and All Light Fixtures.

Listing Contracted With: ONE PERCENT REALTY LTD. **Ph:** 888-966-3111



515 Ossington Ave Toronto Ontario M6G 3T3 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,300,000 List: \$1,329,000
Taxes: \$7,722/2024	For: Sale	% Dif: 98
Sold Date: 02/13/2026		
SPIS: No	Last Status: SLD	DOM: 73
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: < .50 18.75 x 131.5 Feet Irreg:	Rms: 11 Bedrooms: 6 Washrooms: 3 1x3xLower, 1x3xMain, 1x4xUpper
Dir/Cross St: Bloor/College Ossington Directions: Bloor/College Ossington		

MLS#: C12593278 **PIN#:** 212720054
Legal: PT LT 41 PL 302 CITY WEST AS IN CA608468; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School Interior Feat: Accessory Apartment, In-Law Suite, On Demand Water Heater, Primary Bedroom - Main Floor, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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
Client Remks: In the heart of Palmerston-Little Italy, this very well maintained property offers exceptional versatility for both investors and end users. Currently configured as 3 SELF-CONTAINED units. Home is BIGGER THAN IT LOOKS with a total of 6 bedrooms, 3 Kitchens & 3 Baths. Detached 2 CAR LANEWAY GARAGE adds rare value and potential for additional income if converted to a coach house. This is an excellent opportunity to generate rental income or live comfortably in one of the units while offsetting expenses. Spanning three levels, with separate entrances to each unit. . Separate laundry room with coin operated washer/dryer(2025) and separate hot water tank(2025). Enjoy Toronto's most desirable amenities right at your doorstep - steps to Bloor, College, and Harbord, surrounded by trendy cafes, parks, and convenient transit options that make this location truly unbeatable. Whether you're an investor seeking a turnkey income property or a homeowner looking for a flexible live-and rent setup, 515 Ossington Avenue offers endless potential in one of the city's most sought-after neighborhoods. Inclusions: All existing appliances on all levels. including coin operated washer/dryer(2025) & separate water tank. All electrical light fixtures. All window coverings. Listing Contracted With: RE/MAX ABOUTOWNE REALTY CORP. Ph: 905-338-9000					



77 Tecumseth St Toronto Ontario M6J 2G8 Toronto C01 Niagara Toronto Taxes: \$6,771.70/2025 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 55			Sold: \$1,275,000 List: \$1,348,000 For: Sale % Dif: 95
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 16 x 72.97 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x3x3rd, 1x4x3rd	
Dir/Cross St: King Street West & Bathurst Street Directions: King Street West & Bathurst Street			

MLS#: C12774708 **PIN#:** 212420185
Legal: PT LT 19 SEC 1 PL MILITARY RESERVE TORONTO PT 6, 7, 10 & 11 63R2235; S/T CT524467 & CT522724; T/W CT526757; S/T RIGHT IN CT458444; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Year Built: 1981 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Public Transit, Rec Centre, School Interior Feat: Accessory Apartment, In-Law Capability, Storage Area Lockers Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: None Feat: Under Contract: Hot Water Tank-Gas HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	23.85	x 14.93	Laminate	Combined W/Dining	Open Concept
2	Dining	2nd	23.85	x 14.93	Laminate	Open Concept	
3	Kitchen	2nd	23.85	x 14.93	Breakfast Bar	Quartz Counter	Juliette Balcony
4	Media/Ent	2nd	14.93	x 9.12	Laminate	Closet	
5	Office	2nd	14.93	x 8.5	Laminate	Picture Window	O/Looks Backyard
6	Prim Bdrm	3rd	14.93	x 12.47	Double Closet	Broadloom	O/Looks Backyard
7	Bathroom	3rd	7.15	x 4.13	3 Pc Ensuite		
8	2nd Br	3rd	11.88	x 11.48	Double Closet	Broadloom	Window
9	3rd Br	3rd	11.38	x 9.81	Double Closet	Broadloom	West View
10	Bathroom	3rd	7.02	x 5.02	4 Pc Bath		
11	Family	Main	14.93	x 12.34	W/O To Yard	Murphy Bed	
12	Bathroom	Main	8.66	x 4.99	3 Pc Bath		
13	Laundry	Main	6.23	x 4.95			
14	Foyer	Main	11.91	x 4.79	Closet	Access To Garage	

Client Remks: Spacious 3-storey executive freehold townhome in prime Trinity Bellwoods/King West with premium Tecumseth setting. Beautifully maintained and versatile home is ideal for urban dwellers and investors alike. This property offers 1900 Sq.Ft. of living space featuring 3+1 Bedrooms, 3-Bathrooms and can function as a single family residence or used to generate rental income through its flexible layout. Fully renovated in 2008 this home boast modern finishes throughout, including a sleek kitchen w/quartz countertops, breakfast bar & oversized patio doors opening to juliette balcony, primary bedroom features private 3-Pc. Ensuite and large double closet. Family room w/bar area and walk-out to private fenced backyard, enjoy direct house access to garage w/remote adding convenience and security. Currently configured as two units, 2-level 3-bedroom upper unit, main level pied-a-terre w/kitchenette, plus 2-vacant rooms on 2nd level offers potential to create a functional office, second pied-a-terre or expand upper unit - perfect for maximizing rental income or multigenerational living. Sound investment opportunity or the ideal home for individuals looking to live in one unit while generating income from another. Alternatively, easily convert it back into a stunning single family home. Located step to King St/Queen St, Stanley Park, Trinity Bellwoods Park, trendy Ossington strip, theatre, restaurants, financial district, great schools and nestled in a vibrant, family friendly neighbourhood - rear gem is not to be missed. Public Transit Just Steps Away. Walk, Transit & Bike Score 95+ . View the full list of features & floorplan attached.

Inclusions: Stainless Steel Appliances: Fridge, Stove, B/I Microwave, B/I Dishwasher, Main Level: Bar Fridge, Murphy Bed, Washer & Dryer, Gas Burner & Equipment / Central Air, All Electric Light Fixture. Garage Door Opener. Notable improvements: Roof (2020), Gas Burner & Equipment / Central Air (2021) Interlocking Driveway and Walkway (2020) 2 New Exterior Doors and 1 New Window (2018), Major Renovations (2008) Including Kitchen, 3 Bathrooms & Windows. Wiring & plumbing for kitchen/kitchenette in vacant 2nd floor back room.

Listing Contracted With: HOMELIFE/REALTY ONE LTD. **Ph:** 416-922-5533



260 Shaw St		Sold: \$1,210,000
Toronto Ontario M6J 2W9		List: \$1,349,000
Toronto C01 Trinity-Bellwoods Toronto		
Taxes: \$7,124/2024	For: Sale	% Dif: 90
Sold Date: 01/30/2026		
SPIS: No	Last Status: SLD	DOM: 121
Att/Row/Twnhouse	Fronting On: W	Rms: 11 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	16.75 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Shaw & Dundas Directions: South of Dundas St.		

MLS#: C12437447 **PIN#:** 212740063
Legal: PT LT 31 PL 379 CITY WEST AS IN CT721765; S/T INTEREST IN CT721765; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV:
Basement: Apartment	Drive:	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1.5	Water Supply Type:
A/C: Window Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Public Transit, Rec	Retirement:
Apx Sqft: 1500-2000	Centre, School	HST Applicable to Included In
Roof: Asphalt Shingle, Flat, Metal	Interior Feat: None	Sale Price:
Foundation: Brick, Poured Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.01	x 10.33	Large Window	Laminate
2	Dining	Main	13.68	x 10.01	Laminate	Window
3	Kitchen	Main	13.42	x 10.99	Ceramic Floor	W/O To Yard Window
4	Other	Main	7.35	x 6.99	W/O To Yard	
5	Living	2nd	11.75	x 14.76	Laminate	Large Window
6	Br	2nd	11.68	x 8.99	Laminate	Window
7	Kitchen	2nd	8.01	x 10.76	O/Looks Backyard	Ceramic Back Splash Window
8	Br	3rd	14.01	x 15.68	Hardwood Floor	Window Closet
9	2nd Br	3rd	14.07	x 10.01	Ceiling Fan	Hardwood Floor
10	Br	Bsmt	11.25	x 8.76	Laminate	Window
11	Other	Bsmt	10.99	x 11.58	Laminate	Window
12	Cold/Cant	Bsmt	6.43	x 10.6	Walk-Up	
13	Laundry	Bsmt	6.99	x 6.33	Walk-Up	

Client Remks: Located directly across from the park and just steps to Queen West, Ossington, restaurants, shops, and transit, this is a prime opportunity to own in a AAA location. The main floor offers cozy character, and the upper unit features tasteful updates. With over 2,500 sq. ft. of interior space, a private backyard, laneway access to garage parking, and a rooftop terrace, this property is a rare find in one of Toronto's most sought-after neighbourhoods. Configured as two self-contained suites, the main floor and basement offer a one-bedroom layout with an open-concept living/dining area, full kitchen, 4-piece bath, laundry room, and storage. The second and third floors feature a two-bedroom suite with separate kitchen, living and dining room/office (could be a 3rd bedroom), bathroom, and walk-out to a private rooftop terrace perfect for relaxing above the treetops of the park. Whether you're planning to live in one unit and rent the other, convert to a single-family home, or update for strong rental income, the possibilities are wide open.

Inclusions: Furnace, hot water tank

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



11 Manning Ave Toronto Ontario M6J 2K3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,696/2025 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 36			Sold: \$1,325,000 List: \$1,375,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 15 x 102.5 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen/Bathurst Directions: one way south towards Queen

MLS#: C13084650 **PIN#:** 212470097
Legal: PT LT 12-13 PL D192

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Sump Pump	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	Living	Main	15.55	x 9.88	Hardwood Floor	Bay Window	French Doors
2	Dining	Main	14.67	x 9.84	Hardwood Floor	French Doors	
3	Family	Main	17.22	x 9.94	Hardwood Floor		
4	Kitchen	Main	8.99	x 9.88	Linoleum	Modern Kitchen	W/O To Garden
5	Prim Bdrm	2nd	13.98	x 15.58	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	12.76	x 9.02	Hardwood Floor	Closet	
7	3rd Br	2nd	9.94	x 13.32	Hardwood Floor	O/Looks Backyard	
8	Office	Bsmt	11.98	x 12.14	Laminate		
9	Laundry	Bsmt	8.99	x 9.15	Laminate		

Client Remks: Glorious bay and gable Victorian in the centre of the action. A true Toronto classic. Mostly original configuration with plenty of period details, this house has character in abundance. At once modern and inviting with high ceilings, gracious rooms and fully updated mechanics. A comfortable family home and great for entertaining. Big main floor features living room, dining room, family room and a delightful back kitchen. Future consideration to combine the kitchen and family room could create a spectacular space. There are 3 good-sized bedrooms on the 2nd floor and a renovated half basement that features an additional office/bedroom with a 3-piece bath, high ceilings and laundry/storage area. The low-maintenance patio garden is all ready for summer season, and there is parking at the back accessed from a low-volume laneway. For all the action of downtown, Manning is a quiet and peaceful one-way street. Enjoy the energy of a buzzing Queen Street West and come home to tranquilly. Stroll to Trinity Bellwoods, Dundas, and the Ossington strip, and explore endless options for boutique stores, cafes and restaurants. Serious curb appeal and downtown living at its finest!

Inclusions: fridge, stove, range, washer, dryer, all light fixtures, window blinds, sump pump, central air conditioning, hot water tank

Listing Contracted With: WRIGHT REAL ESTATE LTD. Ph: 416-961-1698



91 Stafford St Toronto Ontario M6J 3R1 Toronto C01 Niagara Toronto Taxes: \$6,236.30/2025 Sold Date: 05/30/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,450,000 List: \$1,379,000 For: Sale % Dif: 105
Att/Row/Twnhouse Link: Backsplit 4	Fronting On: E Acreage: 15.75 x 55.5 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x2xGround, 1x4x3rd, 1x3x3rd	
Dir/Cross St: Adelaide Street W & Strachan Ave Directions: Adelaide Street W & Strachan Ave			

MLS#: C13207848 **PIN#:** 212440011
Legal: PCL 6-6 SEC A-ORDNANCE RESERVE; PT LT 6 PL ORDNANCE RESERVE TORONTO PARTS 11 & 26 66R8403; THE CENTRE LINE OF WALL WHICH FORMS PT OF THE LIMIT BTN P 7 ON PL 66R8733 AND PT 11 ON PL 66R8403 AND BTN PT 8 ON PL 66R8733 AND PT 10 ON PL 66R8403 IS HEREBY DECLARED AND ACKNOWLEDGED TO BE A PARTY WALL; T/W AN EASEMENT IN, OVER, ALONG AND UPON THAT PT OF LOTS 6 & 8, IN THE ORDNANCE RESERVE, DESIGNATED AS PT 7 ON PL 66R8733 FOR THE PURPOSE OF REPAIRING, REPLACING OR OTHERWISE MAINTAINING THE PARTY WALL B

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Veneer Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Hospital, Park, Public Transit Exterior Feat: Deck, Landscaped, Patio Interior Feat: Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Down to the studs renovation completed in 2023. Fabulously located on a quiet residential street, just steps from Trinity Bellwoods Park. Rare 2-car parking and no maintenance fees! This exceptional designer residence offers the perfect blend of luxury, functionality, and timeless style in the heart of Trinity Bellwoods. Thoughtfully redesigned with premium craftsmanship and custom finishes rarely found, this is a true turnkey opportunity. Filled with natural light, this stunning 3-bedroom, 2.5-bathroom home features beautifully curated living spaces across multiple levels, creating a rare sense of openness and flexibility in the city. Hardwood flooring, crown moulding, custom millwork, elegant lighting, and designer details elevate every room. Separate living and family rooms, plus an additional lower-level living space, provide exceptional versatility for everyday living, entertaining, and work-from-home needs. The completely redesigned chef-inspired kitchen is the heart of the home, showcasing marble countertops, premium stainless-steel appliances and a custom built-in banquette with seating for up to 8 guests. Open to the family room and seamlessly connected to the private backyard. Sliding doors walk out to a beautifully fenced garden and private wooden patio with gas BBQ hookup. Upstairs, the primary retreat features vaulted ceilings, double closets, and a spa-inspired 4-piece ensuite with heated marble floors, rain head shower, and built-in soaking tub. The other bedrooms are bright and thoughtfully designed with custom built-ins. Additional highlights include newer windows, heated floors, extensive custom storage, central air conditioning, new roof, and the rare convenience of private two-car parking. Located on a coveted tree-lined street just steps to Trinity Bellwoods Park, Queen West, King West, cafes, restaurants, boutiques, galleries, transit, and green spaces, this is an exceptional opportunity to own a truly sophisticated home. Inclusions: All Draperies And Rods, All TVs And Attachments, Hot Water Tank, All Electric Light Fixtures, Alarm System (Buyer To Assume Contract), Frigidaire Stainless Refrigerator, Miele Dishwasher, Panasonic Built-In Microwave, Samsung Washer, Samsung Dryer, Primary Bedroom Chandelier.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



732 Adelaide St W Toronto Ontario M6J 1B1 Toronto C01 Niagara Toronto		Sold: \$1,325,000 List: \$1,388,000
Taxes: \$5,346/2025	For: Sale	% Dif: 95
Sold Date: 02/25/2026		
SPIS: No	Last Status: SLD	DOM: 20
Att/Row/Twnhouse	Fronting On: N	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	12 x 91 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bathurst st / Adelaide st W Directions: Bathurst st / Adelaide st W		

MLS#: C12762516 **PIN#:** 212430276
Legal: PT LT 103 PL 148 TORONTO AS IN CA256386; S/T EXECUTION 00-001033, IF ENFORCEABLE; S/T EXECUTION 00-009290, IF ENFORCEABLE; S/T EXECUTION 91-002402, IF ENFORCEABLE; S/T EXECUTION 91-011703, IF ENFORCEABLE; S/T EXECUTION 96-002457, IF ENFORCEABLE; S/T EXECUTION 98-008218, IF ENFORCEABLE; S/T EXECUTION 99-010530, IF ENFORCEABLE; S/T EXECUTION 99-011016, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Finished	Drive: None	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Interior Feat: In-Law Suite	Waterfront:
Year Built: 1890		Retirement:
Yr Built Source: MPAC		HST Applicable to: Included In
Apx Sqft: 1100-1500		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Metal		Oth Struct:
Foundation: Concrete		Survey Type: None
Assessment: 2025 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 11.81	Hardwood Floor	O/Looks Dining	Window
2	Dining	Main	10.99	x 10.01	Hardwood Floor	O/Looks Backyard	
3	Kitchen	Main	17.19	x 10.01	Hardwood Floor	Quartz Counter	W/O To Yard
4	Prim Bdrm	2nd	12.99	x 11.81	Hardwood Floor	B/I Closet	
5	2nd Br	2nd	11.52	x 10.01	Hardwood Floor	Closet	
6	3rd Br	2nd	15.32	x 6.46	Hardwood Floor	Closet	
7	4th Br	Bsmt	11.42	x 10.01	Hardwood Floor		
8	Rec	Bsmt	11.42	x 10.01	Hardwood Floor		

Client Remks: 732 Adelaide St West is a brand-new, never-lived-in residence that delivers elevated urban living in a prime west-end location. Crafted with a striking metal roof and clean architectural lines with high ceilings on main and 2nd floor, this home makes an immediate statement of modern sophistication. Inside and out, every detail is designed for effortless luxury. The front and backyard feature premium turf landscaping, offering a polished, private outdoor setting with virtually zero maintenance-perfect for a lock-and-leave lifestyle. Set in one of Toronto's most coveted neighborhoods, this property places world-class dining, boutique shopping, and transit just steps away. Street parking is easily obtainable directly in front of the home via city permit, providing rare convenience in this prime downtown setting. A rare opportunity to own a turn-key, designer residence that blends contemporary elegance, practicality, and an unbeatable location.

Inclusions: Refrigerator, stove/oven, dishwasher electrical light fixtures, washer, dryer

Listing Contracted With: HOUSESIGMA INC. **Ph:** 647-360-2330



136 Harrison St Toronto Ontario M6J 2A4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,890.69/2025 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,280,000 List: \$1,389,900 For: Sale % Dif: 92
Duplex Link: 2 1/2 Storey	Fronting On: N Acreage: 40.67 x 50 Feet Irreg:	Rms: 10 Bedrooms: 4 + 1 Washrooms: 3 1x1xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dundas St. and Ossington Ave. Directions: Dundas St. and Ossington Ave.

MLS#: C13041956 **PIN#:** 212790421
Legal: PT LT 13 PL D182 TORONTO AS IN WB191029; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Veneer Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.94	x 14.63	
2	Dining	Main	13.91	x 14.11	
3	Kitchen	Main	14.14	x 15.32	
4	Br	2nd	10.47	x 11.52	
5	Br	2nd	10.47	x 15.75	
6	Br	2nd	13.88	x 12.86	
7	Kitchen	2nd	14.17	x 9.81	
8	Prim Bdrm	3rd	18.04	x 11.98	
9	Office	3rd	9.84	x 15.49	
10	Utility	Bsmt	11.78	x 20.64	
11	Den	Bsmt	9.97	x 13.32	
12	Rec	Bsmt	16.99	x 13.45	

Client Remks: THE ONE YOU HAVE BEEN WAITING FOR! Something exciting just listed in Trinity Bellwoods! 136 Harrison St is being offered for sale for the first time in decades! This semi detached LEGAL DUPLEX with front yard PARKING for multiple cars features a whopping 2,410sf floor plan + finished basement with a separate entrance! Soaring 11' ceilings on the main floor and 10' ceilings on the upper, 3 x kitchens, 4 bedrooms, 3 baths, spacious principal rooms and much more! This charming home boats an incredible amount of old Victorian charm and is an incredible opportunity for end users or investors alike! Convert to multiple units, live in one and rent the other(s) or rent out the entire property! Situated in a AAA Toronto community nicely nestled between Ossington Ave and Dovercourt Rd, Trinity Bellwoods is known for it's trendy, urban feel while offering plenty of green space and excellent amenities! Don't miss this rare opportunity to reside in one of Toronto's finest neighbourhoods!

Inclusions: Fridge, Stove, Hood Range in Main Floor Kitchen, DW at Basement, stove at second floor kitchen, ELF's, window coverings, CAC, Front Yard Parking.

Listing Contracted With: RE/MAX EXPERTS **Ph:** 905-499-8800

	205 Markham St		Sold: \$1,280,000
	Toronto Ontario M6J 2G7		List: \$1,399,000
	Toronto C01 Trinity-Bellwoods Toronto		
	Taxes: \$7,850/2025	For: Sale	% Dif: 91
Sold Date: 03/30/2026			
SPIS: No		Last Status: SLD	DOM: 103
Semi-Detached		Fronting On: E	Rms: 8 + 5
Link:		Acreage:	Bedrooms: 4
2-Storey		17.08 x 129 Feet	Washrooms: 2
		Irreg:	1x4x2nd, 1x5xBsmt
Dir/Cross St: Bathurst St & College St Directions: Bathurst St & College St			

MLS#: C12638558 **PIN#:** 212490396
Legal: Plan 74 Pt Lot 114

Kitchens: 2 + 1	Exterior:	Zoning:	R(d0.6)
Fam Rm: N	Alum Siding / Brick Front	Cable TV:	Hydro:
Basement: Fin W/O / Sep Entrance / Full	Gar/Gar Spcs: Detached / 2	Gas:	Phone:
Fireplace/Stv: N	Drive: Lane	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: No	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Year Built: 1880	Prop Feat: Hospital, Library, Park, Public	Accessibility	Bath Grab Bars
Yr Built Source: MPAC	Transit, Rec Centre, School	Feat:	
Apx Sqft: 1500-2000	Exterior Feat: Patio	Under Contract:	Hot Water Heater
Lot Size Source: MPAC	Interior Feat: Auto Garage Door	HST Applicable to	Included In
Roof: Asphalt Rolled	Remote, Floor Drain	Sale Price:	
Foundation: Stone		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	None
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.28	x 9.81	Bay Window		
2	Br	Main	14.34	x 9.28	Window	Parquet Floor	
3	Kitchen	Main	15.55	x 10.5	Ceramic Floor	Window	
4	Br	Main	11.61	x 10.66	W/O To Patio	Sliding Doors	Window
5	Br	2nd	13.68	x 11.61	Hardwood Floor	Window	Closet
6	Br	2nd	12.66	x 9.45	Hardwood Floor	Window	Closet
7	Kitchen	2nd	10.5	x 9.68	Window		
8	Living	2nd	11.61	x 11.09	Window		
9	Family	Bsmt	11.42	x 11.25	Closet		
10	Den	Bsmt	6.73	x 5.68			
11	Kitchen	Bsmt	19.06	x 9.84	W/O To Yard		
12	Laundry	Bsmt	10.7	x 9.91	Closet		
13	Cold/Cant	Bsmt	10.76	x 10.6	Window		

Client Remks: Prime Trinity-Bellwoods! 2-storey semi-detached home in the same family for 56 years. Features 3 kitchens, 2 baths & separate basement entrance - ideal for multi-generational living, rental potential or single-family. Main floor eat-in kitchen with backroom/bedroom/den sliding walk-out to patio. Basement offers large cold room with window plus high-efficiency furnace & central A/C (2023). Block double car garage with loft via laneway access. Steps to the TTC route to Subway or Downtown, Toronto Western Hospital, schools, library, Scadding Court Community Centre & Ice Rink. Minutes to Little Italy, Chinatown, Kensington Market Parks. Great opportunity to live or in invest in one of Toronto's most desirable neighbourhoods.

Inclusions: 1 Gas Stove, 1 Electric Stove, 2 Stainless Steel Refrigerators, Stainless Steel Washer, Stainless Steel Dryer, High Efficiency Gas Furnace (2023), Central Air Conditioning (2023), All Electric Light Fixtures, Blinds, Garage Door Opener & Remotes. "Chattles and Fixtures in As is Condition"

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



577 Ossington Ave Toronto Ontario M6G 3T4		Sold: \$1,432,600 List: \$1,399,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,865.13/2025	For: Sale	% Dif: 102
Sold Date: 04/30/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	20 x 127.37 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x5x2nd, 1x2xLower
Dir/Cross St: Ossington Ave / South Of Harbord		
Directions: Ossington Ave / South Of Harbord		

MLS#: C13033100 **PIN#:** 212710044
Legal: PT LT 9, 16 PL D250 TORONTO AS IN CA552297; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished / Sep Entrance	Drive: Lane	Gas:
Fireplace/Stv: Y	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:	Prop Feat: Fenced Yard, Fireplace/Stove,	Retirement:
Apx Sqft: 1100-1500	Hospital, Park, Public Transit, Rec Centre,	HST Applicable to Included In
Lot Size Source: MPAC	School	Sale Price:
Roof: Asphalt Shingle	Interior Feat: Bar Fridge, Carpet Free	Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.51	x 3.41	
2	Living	Main	11.25	x 14.34	
3	Dining	Main	11.84	x 12.5	
4	Kitchen	Main	8.43	x 12.6	
5	Breakfast	Main	6.66	x 12.66	
6	Other	Main	7.25	x 6.76	
7	Prim Bdrm	2nd	14.99	x 12.34	
8	2nd Br	2nd	9.51	x 9.91	
9	3rd Br	2nd	12.4	x 9.91	
10	Rec	Lower	15.09	x 29.27	
11	Other	Lower	10.07	x 6.43	
12	Utility	Lower	10.76	x 8.33	

Client Remks: Welcome to 577 Ossington Ave! A masterfully updated semi in the highly coveted Palmerston-Little Italy district. This stunning home perfectly balances preserved historic charm with modern luxury. The main floor boasts revitalized era-strip hardwood, ornamental plaster ceiling inlays, and a striking exposed brick feature wall. The custom chef's kitchen is an entertainer's dream, featuring a premium Wolf 4-burner gas range and a Sub-Zero built-in fridge. Spacious principal rooms are beautifully accented by modern light fixtures and spa-like baths. The fully finished lower level offers a separate entrance, wet bar, and full spa-inspired bath-ideal for an income suite, nanny quarters, or home gym. Step out to a private, fully fenced urban backyard oasis perfect for al-fresco dining. *** A true Toronto rarity: a block-constructed double car garage with lane access and incredible potential to build a massive 1,312 sq. ft. Laneway Suite! Unbeatable location steps to top-rated schools, parks, the Bloor subway line, and the vibrant restaurants of College St. This is not just a home; it's a lifestyle.

Inclusions: Wolf 4-Burner Gas Range, Sub-Zero Built-in Fridge, KitchenAid Built-in Dishwasher, Washer, Dryer, and Bar Fridge (Lower Level). Forced Air Gas Furnace and Equipment, Air Conditioning Unit. Garage Door Opener with Remote. All Existing Electric Light Fixtures. All Existing Window Coverings and Blinds.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-236-1871



276 Grace St Toronto Ontario M6G 3A6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$8,611.68/2025 For: Sale % Dif: 103 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 18		
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 20 x 120 Feet Irreg:	Rms: 16 Bedrooms: 5 + 2 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Grace St & Harbord St Directions: Grace St & Harbord St		

MLS#: C13081388 **PIN#:** 212520225
Legal: PT LT 8 PL 1184 CITY WEST AS IN CA556156; S/T EXECUTION 01-007447, IF ENFORCEABLE; S/T EXECUTION 98-004911, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rarely offered semi-detached home in the coveted heart of Little Italy, steps to College Street, Trinity Bellwoods Park, top restaurants, cafes, and transit. Sitting on a premium 20 x 120 ft lot with coveted laneway access and a solid double-car garage (laneway suite-ready foundation), this property is a true multi-generational and income-generating opportunity. Close to 3,000 sq ft of total living space thoughtfully configured with multiple self-contained living areas, ideal for owner-occupiers looking to offset carrying costs, or savvy investors seeking immediate cash flow. Features include a spacious eat-in kitchen, generous bedrooms, a private balcony, and a backyard that backs directly onto a park, a rare and highly desirable setting. Separate basement entrance adds flexibility and further income potential. Whether you live in the top unit and rent the rest, or maximize all units as a full investment property, the numbers work. Laneway suite potential adds significant future upside. Carpet free. 2 car parking. Opportunity like this in an AAA+ Little Italy location doesn't last. Inclusions: All existing appliances in as-is condition including 2 stoves, 2 fridges, dishwasher, washer/dryer. All electric light fixtures, window coverings and blinds.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-494-7653					



81 Argyle St			Sold: \$1,375,000
Toronto Ontario M6J 1N8			List: \$1,399,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$7,178.91/2025	For: Sale	% Dif: 98	
Sold Date: 06/06/2026			
SPIS: No	Last Status: SLD	DOM: 24	
Att/Row/Twnhouse	Fronting On: S	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 4	
2-Storey	19.5 x 125 Feet	Washrooms: 3	
	Irreg:	1x5xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Queen St W and Ossington Ave		Directions: Ossington Ave and Argyle St	

MLS#: C13120296 **PIN#:** 212760226
Legal: PT LT 93 PL D44 TORONTO AS IN CT424438; S/T EXECUTION 97-007667, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Porch Interior Feat: In-Law Capability, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	14.99	x 11.84	Hardwood Floor
2	Br	Main	14.01	x 11.84	Hardwood Floor
3	Kitchen	Main	10.66	x 13.48	Tile Floor
4	Family	Main	10.83	x 10.99	Hardwood Floor
5	Prim Bdrm	2nd	9.91	x 12.83	Hardwood Floor
6	2nd Br	2nd	9.84	x 11.32	Hardwood Floor Closet
7	3rd Br	2nd	9.51	x 10.76	Hardwood Floor
8	4th Br	2nd	8.92	x 5.84	Hardwood Floor

Client Remks: Steps from Prime Ossington, 81 Argyle Street offers 2,350 sq ft of total finished living space on a rare 19.5 x 125 ft lot with a detached double-car garage in the heart of the Trinity-Bellwoods neighbourhood. The main floor features high ceilings, hardwood floors, separate living and dining rooms that adapt easily to an additional bedroom or flex space, a bright kitchen with breakfast area, a 5-piece bathroom, and a walkout to a covered transitional outdoor space with skylights that connects to the backyard and separate entrance to the finished basement. The second floor includes three spacious bedrooms, a second full kitchen, and a 4-piece bathroom, making it well suited for multigenerational living or an in-law suite. The professionally finished basement with a separate entrance adds generous additional living space complete with a large recreation room, 4-piece bathroom, laundry, and rough-ins for a potential third kitchen. Surrounded by some of Toronto's most celebrated restaurants, cafes, boutiques, nightlife, and just moments to Trinity Bellwoods Park, Queen West, and Dundas West. A rare opportunity to own a large and versatile home in one of Toronto's most iconic neighbourhoods, where the best of the city is at your doorstep.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



74 Montrose Ave Toronto Ontario M6J 2T7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,963.16/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$1,510,000 List: \$1,399,880 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 14.87 x 113 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3x3rd	Dir/Cross St: College & Ossington Directions: College & Ossington

MLS#: C13155886 **PIN#:** 212510180
Legal: PT LT 46BLK J PL399 CITY WEST AS IN CA144019 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Metal Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Bar Fridge, Carpet Free, On Demand Water Heater, Sump Pump, Water Meter	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 12.99	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	11.25	x 10.01	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	19	x 9.58	Hardwood Floor	Centre Island	W/O To Patio
4	Mudroom	Main	8.5	x 6.92	Hardwood Floor	Pot Lights	W/O To Patio
5	Prim Bdrm	2nd	14.4	x 10.76	Hardwood Floor	Double Closet	W/O To Balcony
6	Br	2nd	13.91	x 10.01	Hardwood Floor	Double Closet	Bay Window
7	Br	2nd	12.99	x 8.01	Hardwood Floor	Double Closet	Window
8	Rec	Bsmt	25	x 10.99	Laminate	Combined W/Kitchen	Pot Lights
9	Kitchen	Bsmt	8.99	x 12.5	Laminate	Combined W/Rec	Pot Lights

Client Remks: Welcome to 74 Montrose Avenue. This Beautifully Upgraded 3 Bedroom Semi- Detached Home Located In One Of Toronto's Downtown Most Desirable Neighborhoods- The Iconic Trinity Bellwood's. This Prime Location Offers Unbeatable Convenience With Transit, Parks, Schools, Restaurants, Offices, And Everyday Amenities Just Steps Away, Including The Popular Trinity Bellwood's Park. Enjoy The Fully Upgraded Main Floor With Modern Design. Engineered Hardwood Floors, Smooth Ceilings With Pot Lights, And A Seamless Open-Concept Layout That Flows From The Living And Dining Area Into A Gourmet Kitchen Featuring Custom Gray Cabinetry With Floor to Ceiling, Quartz Countertops And Backsplash, Black Stainless Steel Appliances, Whirlpool Oven with WIFI Pot Filler, Bar Fridge. Staircase Is Fully Upgraded With Wrought Iron Spindles. Upstairs , Spacious Bedrooms With Hardwood Flooring Offer Comfort Including a Primary Bedroom with Custom-Designed Closet. The Fully Upgraded Bathroom With Walk-In Shower Features Heated Flooring, Offering Comfort And Style. The Fully Finished Basement Includes Laminate Flooring With A Walkout Features A 3 Pc Bathroom, Kitchenette, Laundry Room With LG Washer (WIFI)/Dryer And Utility Sink. The Living Area Offers Excellent Flexibility For Extended Family Use , Or Additional Income Potential. This Home comes With An Energy-Efficient Rental Tankless Water Heater For On-Demand Hot Water. It has a Sump Pump. Electrical Panel has been upgraded to 100 AMPS. Enjoy Outdoor Living With A Private Backyard Fully Interlock Featuring Both A Patio And Deck, Perfect For Relaxing Or Hosting Guests. This Gorgeous Home Also Boasts a Rare 1.5 Garage, A Durable Metal Roof And Quality Upgrades Throughout. A Truly Exceptional Home in a Vibrant, High- Demand Neighborhood- Everything You Need is Right At Your Fingertips.

Inclusions: All Appliances. All Light Fixtures, Chandeliers, All Window Coverings, Garage Door Opener With Remote, Furnace (Owned)

Listing Contracted With: ROYAL STAR REALTY INC. **Ph:** 905-793-1111



351 Montrose Ave Toronto Ontario M6G 3G9 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,653,510 List: \$1,449,000
Taxes: \$7,842.50/2025	For: Sale	% Dif: 114
Sold Date: 04/27/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 6 + 4
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	17.25 x 120 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3xBsmt
Dir/Cross St: Harbord/Ossington Directions: Harbord/Ossington		

MLS#: C13019392 **PIN#:** 212520043
Legal: PT LT 27 PL 1191 City West As In WB189738; S/T & T/W WB189738; City of Toronto

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Separate Hydro Meter, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.99	x 12.01	Renovated	Stainless Steel Appl	Custom Counter
2	Dining	Main	12.24	x 10.66	Hardwood Floor	Window	B/I Shelves
3	Living	Main	15.32	x 10.66	W/O To Deck	B/I Shelves	Closet
4	Prim Bdrm	2nd	10.99	x 14.99	B/I Closet	B/I Shelves	Window
5	Br	2nd	12.07	x 9.15	Window	Closet	
6	Br	2nd	9.15	x 10.66	Window	Closet	
7	Laundry	Bsmt	6.76	x 10.01	W/O To Yard		
8	Br	Bsmt	9.51	x 9.09	O/Looks Dining		
9	Kitchen	Bsmt	8.99	x 11.52	Combined W/Dining		
10	Living	Bsmt	12.17	x 8.23			

Client Remks: Welcome To 351 Montrose Ave, Steps To Harbord, Little Italy, The Ossington Strip, Local Popular Parks And More. A Beautifully Renovated Solid Brick Semi Blends Timeless Character With Modern Functionality. Step Inside To A Spacious Dining Area With Custom Built-In Storage, Perfect For Entertaining Or Family Dinners, Flowing Seamlessly Into A Stunning Island Kitchen Designed For Everyday Living. The Chef's Kitchen Features Thoughtful Updates And Ample Workspace, A Gas Range With Double Oven And More. The Main Floor Is Complemented By A Separate, Cozy TV Area Ideal For Relaxing And Walks Out To A Backyard Deck With BBQ Gas Line, A Garden And A Spacious Laneway Garage. Upstairs, The Home Continues To Impress With Bright, Well Proportioned Bedrooms And A Layout That Suits Families And End Users Alike. The Third Bedroom Has Laundry In The Closet For Added Convenience And/Or Rental Potential. The Lower Level Offers A Separate Entrance, Small Kitchen And Separate Washer/Dryer, Providing Excellent Income Potential (Seller Does Not Represent The Retrofit Status Of The Basement. Buyer To Do Their Own Due Diligence) Or Flexible Living Space. Outside, Enjoy A Detached Spacious Laneway Garage With Room For A Car And Additional Storage, Backing Onto Art Eggleton Park, A Truly Exceptional And Private Setting In The City. Located Just Steps To Bickford Park, College And Harbord's Vibrant Restaurants, Cafes And Shops, Public Transit, And Top Rated Schools, 351 Montrose Is An Outstanding Opportunity For End Users And Investors Alike. Let's Get You Home!

Inclusions: Stainless Steel Fridge, Basement Fridge, Stainless Steel Double Oven Gas Range, Basement Stove, Stainless Steel Hood Fan, Stainless Steel Dishwasher, Two (2) Washers And Dryers, All Window Coverings, All Electric Light Fixtures, TV Wall Mounts (TV's Excluded).

Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-785-1500



50 Grove Ave Toronto Ontario M6J 3B6 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,405,000 List: \$1,474,000
Taxes: \$8,626.75/2025	For: Sale	% Dif: 95
Sold Date: 03/20/2026		
SPIS: No	Last Status: SLD	DOM: 43
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 19 x 144.75 Feet Irreg:	Rms: 15 + 2 Bedrooms: 6 Washrooms: 4 1x4xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd
Dir/Cross St: Ossington and Dundas Directions: Just South of Ossington and Dundas St W		

MLS#: C12763666		PIN#: 212770117
Vacant Land Condo: No		
Legal: PT LT 12 PL 330 CITY WEST AS IN CA570670; CITY OF TORONTO		
Kitchens: 4 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1885 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 17.85	Hardwood Floor	Bay Window	Open Concept
2	Dining	Main	10.99	x 7.68	Combined W/Living	Open Concept	Combined W/Kitchen
3	Kitchen	Main	10.99	x 5.15	Open Concept		
4	Br	Main	13.85	x 11.42	Broadloom	Large Window	Closet
5	2nd Br	Main	10.6	x 8.83	Broadloom	O/Looks Backyard	W/O To Yard
6	Living	2nd	18.5	x 11.09	Vinyl Floor	Open Concept	Bay Window
7	Kitchen	2nd	7.68	x 11.25	Renovated	Eat-In Kitchen	Tile Floor
8	Br	2nd	10.83	x 6.82	Vinyl Floor	Large Window	
9	Living	2nd	10.66	x 14.01	Hardwood Floor	Large Window	Open Concept
10	Kitchen	2nd	6.92	x 8.66	Tile Floor	O/Looks Living	
11	Br	2nd	11.42	x 13.91	Hardwood Floor	W/O To Deck	Closet
12	Kitchen	3rd	11.84	x 5.15	Vinyl Floor	Renovated	Open Concept
13	Living	3rd	8.43	x 12.34	Open Concept	Combined W/Kitchen	W/O To Deck
14	Br	3rd	15.58	x 8.17	Closet	Large Window	Vinyl Floor
15	2nd Br	3rd	10.33	x 8.92	Large Window	Vinyl Floor	
16	Laundry	Bsmt	13.85	x 16.77	Unfinished		
17			0	0	Unfinished		

Client Remks: Discover an exceptional investment opportunity in the heart of Trinity Bellwoods-one of Toronto's most vibrant and coveted neighbourhoods. Perfectly situated just south of Dundas St W and west of Ossington Ave, this well-kept four-unit property sits on an impressive 19x144.75 ft lot and offers outstanding long-term value. Featuring two 2-bedroom units and two 1-bedroom units, the property provides strong rental versatility for investors or the potential of end users with one unit vacant on closing. A detached garage and a spacious, deep backyard further enhance the appeal-whether for parking, storage, gardening, future outdoor upgrades. With parks, cafes, restaurants, transit, and boutique shopping at your doorstep, this address embodies the best of downtown living. In real estate it's all about location, location, location-and this one checks every box.

Inclusions: 4 fridges, 4 gas stoves, 3 dishwashers, 3 washers, 3 dryers, all electrical light fixtures, window coverings not belonging to the tenants, gas furnace and equipment and air conditioner.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



95 Walnut Ave Toronto Ontario M5V 2S1 Toronto C01 Niagara Toronto Taxes: \$6,726.45/2025 Sold Date: 05/17/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,400,000 List: \$1,478,000 For: Sale % Dif: 95
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 13.09 x 90 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 3 2x3x2nd, 1x3xLower	Dir/Cross St: Walnut & Wellington Directions: North of Wellington, East of Walnut

MLS#: C13125560 **PIN#:** 212410184
Legal: PT LT 11 PL D227 TORONTO AS IN CA780375; CITY OF TORONTO

Kitchens: 1 + 0 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Carport / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None N Included In Unknown Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.91	x 11.68	Bay Window	Combined W/Dining	Hardwood Floor
2	Dining	Main	14.2	x 8.66	Combined W/Living	Window	Crown Moulding
3	Kitchen	Main	10.5	x 8.83	O/Looks Dining	Stainless Steel Appl	Combined W/Dining
4	Breakfast	Main	8.83	x 8.83	O/Looks Backyard	Walk-Out	Combined W/Kitchen
5	Prim Bdrm	2nd	11.75	x 11.68	3 Pc Ensuite	Window	Closet
6	2nd Br	2nd	13.85	x 9.15	Closet	French Doors	3 Pc Bath
7	Rec	Lower	10.24	x 9.09	Window	Closet	Hardwood Floor
8	3rd Br	Lower	11.68	x 9.09	3 Pc Bath	Closet	Window
9	Laundry	Lower	7.41	x 5.35	Laundry Sink	3 Pc Bath	Closet

Client Remks: The Walnut That Got Away. Set on one of the city's most quietly covetable streets, this Victorian 2-storey semi-detached has been renovated from top to bottom and proudly stands across from Stanley Park. It doesn't try to dazzle you. It doesn't really need to. The proportions are right, the flow is effortless. That's not an accident. That's the point. Original gabled dormers, a covered front porch, and a freshly tiled approach. The heritage character is all there. It's just been cleaned up and given its backbone. Step inside, and everything opens up, a move that feels invisible. The front living room is generous, with 10-foot ceilings, anchored by a bay window, panelled moulding, and a furniture-friendly scale. From there, the plan flows naturally through a central dining room into a rear galley kitchen that gets it right, light and bright: flat-panel cabinetry, minimal hardware, a soft grey tile backsplash, warm metal accents & desirable breakfast nook. Double rear doors open directly onto the back deck, completing a front-to-back visual axis that makes the whole main floor feel bigger & more connected. And about that backyard. Small in the best possible way. A well-edited deck with planters, privacy fencing, and a pergola-covered passage that leads directly to rear laneway parking for an oversized vehicle. Upstairs, the second floor continues the same restraint. A 2-bedroom layout, each with its own full washroom & plentiful storage. Full, usable dimensions. Nothing squeezed. Every decision earned its place. There's a difference, and this house knows it. The lower level deserves considerably more credit than basement levels typically get. Fully integrated as a livable space with consistent flooring, clean lines, and integrated lighting throughout, it includes a third bedroom, a bright recreation room, and a well-organized utility and laundry area, all efficiently out of the way. And at just under 8 ft. of ceiling height, it holds its own...Cont

Inclusions: ...Winsome and likable. Unpretentious and quietly brilliant. The kind of house that's friends with everyone at the party. Your first family memories live here. So do your best on Sunday mornings. And you're basically in the middle of everything Toronto brags about (and that's a lot).Exclusions: Please See Attached Resource Guide & Schedule B with Full list of Inclusions, Exclusions & Property Highlights! Kindly See Virtual Tour In Link Below!

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



33 Lakeview Ave Toronto Ontario M6J 3B2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,654/2026 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,700,000 List: \$1,498,000 For: Sale % Dif: 113
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 21.08 x 110 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x3xMain, 1x3x2nd	Dir/Cross St: Dundas St W/Ossington Ave Directions: Dundas St W/Ossington Ave

MLS#: C13433762 **PIN#:** 212790518
Legal: PT LT 11-12 PL D59 TORONTO AS IN CA213616; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	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	11.25	x 15.75	
2	Dining	Main	11.32	x 10.93	
3	Family	Main	13.09	x 18.08	
4	Kitchen	Main	13.09	x 10.76	
5	Br	Main	13.09	x 10.43	
6	Bathroom	Main	7.35	x 7.09	
7	Prim Bdrm	2nd	17.49	x 14.6	
8	Br	2nd	11.25	x 10.24	
9	Br	2nd	9.51	x 9.74	
10	Br	2nd	13.09	x 9.84	
11	Bathroom	2nd	9.51	x 6	

Client Remks: A rare opportunity to own a completely turnkey Victorian residence on what is widely regarded as Trinity Bellwoods' most coveted street. Thoughtfully renovated while preserving its historic character, 33 Lakeview Avenue offers 1,933 square feet of beautifully designed living space with soaring ceilings, stunning bay windows and expansive principal rooms. The upgraded kitchen features brand-new appliances and timeless finishes, while a versatile main-floor flex space offers endless possibilities as a home office, family room, guest suite or fifth bedroom. Upstairs, four spacious bedrooms include a stunning primary retreat with a private balcony and a secondary bedroom with laundry rough-ins and plumbing in place for future convenience. Adding even greater versatility, the lower level features a separate entrance and washroom plumbing already in place, offering exceptional potential to customize the home to your evolving needs. A laneway-accessible backyard provides the flexibility of private parking or a fully enclosed outdoor retreat. Located steps from Trinity Bellwoods Park, Ossington's acclaimed restaurants, cafes, boutiques and fitness studios, as well as highly ranked schools, including Old Orchard Junior Public School. This is your opportunity to own one of Trinity Bellwoods' most iconic addresses and create a home not just for your next chapter, but for your entire story.

Inclusions: All existing appliances, window coverings and electrical light fixtures.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



641 Ossington Ave Toronto Ontario M6G 3T6 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,472,000 List: \$1,499,000
Taxes: \$8,672/2025	For: Sale	% Dif: 98
Sold Date: 03/06/2026		
SPIS: No	Last Status: SLD	DOM: 45
Semi-Detached	Fronting On: E	Rms: 8 + 3
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	19.08 x 126 Feet	Washrooms: 4
	Irreg:	1x4xMain, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: Bloor / Ossington Directions: GPS		

MLS#: C12713720 **PIN#:** 212700084
Legal: PT LT 39 BLK 1 PL D198 TORONTO AS IN CA385208; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Deck, Patio, Porch Interior Feat: Accessory Apartment, Water Heater, Sump Pump, Auto Garage Door Remote, On Demand Water Heater, Ventilation System Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: None Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: On Demand Water Heater Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 13.45	Hardwood Floor	Window	Pot Lights
2	Kitchen	Main	10.83	x 15.09	Combined W/Dining	Tile Floor	Stainless Steel Appl
3	Br	Main	10.5	x 13.78	Hardwood Floor	Window	Ceiling Fan
4	Living	2nd	14.76	x 14.44	Window	Hardwood Floor	
5	Kitchen	2nd	10.17	x 8.53	Tile Floor	Stainless Steel Appl	Window
6	Br	2nd	9.19	x 11.48	Window	Closet	Hardwood Floor
7	Br	3rd	8.53	x 9.51	Closet	Window	Hardwood Floor
8	Br	3rd	14.76	x 10.83	W/O To Deck	Closet	Hardwood Floor
9	Living	Lower	13.45	x 19.69	Combined W/Kitchen	Pot Lights	Tile Floor
10	Kitchen	Lower	13.45	x 19.69	Window	Tile Floor	Combined W/Living
11	Br	Lower	13.45	x 11.15	Tile Floor	Window	Closet

Client Remks: Live in one and rent two, co-own with privacy, or hold as a fully operational income property - 641 Ossington Ave offers multiple ownership paths, backed by proven rent and two of three units vacant and ready to lease. This fully maintained semi features 3 self-contained units on a 19' x 126' lot in Palmerston-Little Italy. The renovated upper 3-bed/2-bath suite (private entry, hardwood, rooftop deck, keypad entry, central air; water included) is leased to excellent tenants at \$3,569.50/mo who'd like to stay, delivering market rent from day one. The main-floor 1-bed/1-bath is vacant, reinsulated, with newer fridge and stacked laundry and exclusive use of the paved backyard, while the renovated 1-bed/1-bath basement suite (separate keypad entry) is also vacant and rental-ready. Seller improvements focus on the items that protect cash flow: exterior waterproofing along the north wall, sump pump, redone side-yard concrete for drainage, extensive north-wall masonry/tuckpointing (2024), exterior window sealing (2025), insulation upgrades, updated kitchens/appliances, new lighting, and newer shared washer/dryer for upper and lower units. A detached two-car garage adds real Ossington value for parking or storage (no driveway). Steps to TTC, bike lanes, Bloor and Ossington's shops and restaurants - strong tenant demand today with long-term value for owners.

Inclusions: Main: fridge, stove, hood vent, dishwasher, washer/dryer Upper: fridge, stove, hood vent, dishwasher Lower: fridge, stove, hood vent, washer/dryer All EFL's, all blinds.

Listing Contracted With: BSPOKE REALTY INC. **Ph:** 416-274-2068



36 Clinton St
Toronto Ontario M6J 2P2
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$6,953/2024 **For:** Sale **% Dif:** 99
Sold Date: 01/22/2026
SPIS: No **Last Status:** SLD **DOM:** 73
Att/Row/Twnhouse **Fronting On:** W **Rms:** 12
Link: **Acreage:** **Bedrooms:** 4
 3-Storey 17 x 85 Feet **Washrooms:** 4
Irreg: 4x4
Dir/Cross St: Bathurst/College
Directions:
 From College, south on Grace St, East on Mansfield, North on Clinton, property on left side before College St

MLS#: C12547910 **PIN#:** 212500111
Legal: PT LT A PL 356 CITY WEST AS IN CA442120; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: None Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Ideal live/work opportunity! Zoned CR (Commercial-Residential)This property is perfect for Investors and/or professionals seeking to run their business from home. Experience the perfect blend of heritage and lifestyle in one of Toronto's most desirable neighborhoods. Prime location in Little Italy. 4 bedrooms 4 bathrooms three stories of historic Victorian charm with private outdoor space. This 12-room Victorian masterpiece is set in one of the most vibrant, high-traffic areas in the city. Enjoy spacious, light-filled living areas, custom designed kitchen and finished basement with separate entrance and accessory unit potential. Nestled in a safe, family-friendly community, this home is just a short walk to both elementary and secondary schools, making it ideal for families. Commuting is effortless, with easy access to public transit and downtown Toronto just minutes away- perfect for those who prefer not to drive. This is a must see! Inclusions: Existing Fridge, Existing Stove, Existing Dishwasher, Existing Washer, Existing Dryer Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-665-2500					



1 Givins St			Sold: \$1,587,000
Toronto Ontario M6J 2X5			List: \$1,499,900
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$6,828/2025		For: Sale	% Dif: 106
Sold Date: 03/07/2026			
SPIS: No	Last Status: SLD	DOM: 12	
Triplex	Fronting On: W	Rms: 14	
Link:	Acreage:	Bedrooms: 7	
3-Storey	22.01 x 39.5 Feet	Washrooms: 4	
	Irreg:	1x4xUpper, 1x2xUpper, 1x4xMain,	
		1x4xLower	
Dir/Cross St: Queen Street West And and Shaw			
Directions: Queen Street West And and Shaw			

MLS#: C12810968	PIN#: 212750094
Legal: Pt Parkit 24 Con 1	

Kitchens: 3 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Heat Pump / Electric A/C: Other Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: ERV/HRV, Upgraded Insulation, Water Heater	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	Kitchen	Main	9.19	x 8.53	Ceramic Floor	Updated	
2	Living	Main	14.44	x 10.83	Vinyl Floor	Combined W/Dining	Large Window
3	Br	Main	14.11	x 7.87	Vinyl Floor	Large Closet	Window
4	Br	Main	9.51	x 8.86	Vinyl Floor	Mirrored Closet	Window
5	Kitchen	2nd	9.42	x 6.99	Ceramic Floor	Combined W/Dining	Updated
6	Dining	2nd	9.42	x 9.51	Hardwood Floor	Window	Separate Rm
7	Living	2nd	16.99	x 7.19	Hardwood Floor	Separate Rm	Window
8	Br	2nd	12.01	x 11.52	Hardwood Floor	Closet	Window
9	Br	2nd	15.49	x 8.99	Hardwood Floor	Closet	Window
10	Prim Bdrm	3rd	14.01	x 10.99	Hardwood Floor	Closet	2 Pc Ensuite
11	Laundry	3rd	6.5	x 4	Ceramic Floor	Backsplash	
12	Kitchen	Lower	13.62	x 9.55	Vinyl Floor	Modern Kitchen	Centre Island
13	Living	Lower	13.78	x 10.33	Vinyl Floor	Updated	Large Window
14	Br	Lower	11.35	x 11.38	Vinyl Floor	Updated	
15	Br	Lower	11.78	x 8.27	Vinyl Floor	Updated	Closet

Client Remks: Prime central Toronto investment opportunity! Spacious home with three self-contained units with separate entrances and hydro meters, including a newly built lower unit. This property includes a beautifully renovated upper 3 bedroom suite, a main floor 2 bedroom suite, and lower 2 bedroom unit. Located in a perfect central location - this investment opportunity sits in an area with very high rental demand. The unique home is in the safe and desirable Trinity-Bellwoods neighborhood - steps to TTC, schools, banks, shops, and amenities. Over \$400,000 has been spent on renovations. Features include a large terrace, abundant natural light, and updates throughout.

Inclusions: All electrical light fixtures. All window coverings and drapery tracks included except upper portion, 3 stoves, 3 fridges, 3 dishwashers, 3 washers and dryers, 2 hot water tanks. Most of the appliances and all windows are new & fire rated.

Listing Contracted With: ARULDASON REALTY BROKERAGE INC. **Ph:** 416-228-2699



28 Argyle St Toronto Ontario M6J 1N4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,246.78/2026 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$1,458,000 List: \$1,519,900 For: Sale % Dif: 96
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 15.5 x 92.42 Feet Irreg:	Rms: 9 + 3 Bedrooms: 3 Washrooms: 3 1x3xMain, 1x3xUpper, 1x4xLower	Dir/Cross St: Queen St W & Shaw St Directions: Queen St W & Shaw St

MLS#: C13027210 **PIN#:** 212740150
Legal: PT LT 41 PL 194 TORONTO AS IN CA132005; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1888 Apx Sqft: 1100-1500 Lot Size Source: Other Roof: Asphalt Shingle, Metal, Flat Foundation: Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Patio Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: None Water: Municipal Water Supply Type: Sewer: Sewers 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	30.68	x 11.42	Combined W/Dining	South View	Hardwood Floor
2	Dining	Main	30.68	x 11.42	Combined W/Living	South View	Hardwood Floor
3	Kitchen	Main	13.32	x 9.09	Modern Kitchen	Stone Counter	O/Looks Dining
4	Br	Main	10.33	x 9.25	Large Window	Hardwood Floor	3 Pc Bath
5	Mudroom	Main	15.75	x 5.41	Heated Floor	W/O To Patio	B/I Closet
6	Br	Lower	16.99	x 13.68	Large Window	W/I Closet	4 Pc Bath
7	Laundry	Lower	13.25	x 6.07	B/I Appliances	B/I Shelves	Closet
8	Exercise	Lower	8.6	x 14.73	Combined W/Office	Closet	Stone Floor
9	Living	2nd	14.67	x 12.01	South View	W/O To Balcony	Hardwood Floor
10	Den	2nd	14.67	x 12.01	Combined W/Living	South View	Large Window
11	Kitchen	2nd	15.32	x 11.52	Modern Kitchen	Breakfast Bar	Stone Counter
12	Br	2nd	10.17	x 9.15	Large Window	B/I Closet	3 Pc Bath

Client Remks: A Stunning Trinity Bellwoods residence offering two self-contained suites - Unit 1: An expansive 2-bed, 2-bath with private patio & oversized garage & Unit 2: A bright 1-bed+den suite with a CN Tower balcony views! Unit 1 showcases soaring ceilings, engineered hardwood floors, and an ideal open-concept layout, filled with southern light from a charming bay window. The modern kitchen flows seamlessly into the living & dining areas, perfect for everyday living & entertaining. The first bedroom features large windows and access to a spa-like 3-piece bath with heated floors. A thoughtfully designed mudroom with custom built-ins leads to the expansive patio and large garage. The 2nd bedroom is a true retreat with high ceilings, a new oversized window, and a W/I closet, paired with a 4-piece spa-bath. Abundant storage, a private laundry room with sink, and a flexible space ideal for a home gym or office complete this tranquil, zen-inspired unit. Unit 2 is a beautifully finished suite offering 1 bedroom + den. The chef's kitchen stands out with extensive cabinetry, generous stone countertops, and a dining area seating 3-4. Entertain effortlessly in the open-concept living room with W/O to a sun-filled south balcony with CN Tower views! The den provides a bright, practical workspace with a large window, while the spacious bedroom comfortably fits a queen-sized bed. A spa-like bath and private laundry enhance comfort and convenience. The oversized garage offers parking for one car plus ample extra storage. Situated in an exceptional neighbourhood, just a short stroll to Ossington's renowned restaurants, cafes, and shops, as well as Trinity Bellwoods Park and transit. Strong rental potential or ideal for friends co-owning, families living side-by-side, or parents investing with their children. Live smart, build equity, and enjoy the flexibility of two exceptional homes in one!

Inclusions: All existing appliances, laundry sink, electric light fixtures, window coverings and hardware, bathroom mirrors, built-in cabinet in mudroom, hooks in foyer, shower curtain, garage remote, Pax wardrobe in bedroom in Unit 2 (second floor), affixed shelf above desk in Unit 2 (second floor).

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



38 Halton St
Toronto Ontario M6J 1R3
 Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,536.26/2025 **For:** Sale **% Dif:** 94

Sold Date: 01/15/2026

SPIS: No **Last Status:** SLD **DOM:** 10

Semi-Detached **Fronting On:** N **Rms:** 7 + 4
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18 x 150.33 Feet **Washrooms:** 3
 Irreg: 1x2xMain, 1x4x2nd, 1x4xLower
Dir/Cross St: Ossington & Dundas **Directions:** Ossington & Dundas

MLS#: C12663432 **PIN#:** 212740084
Legal: PT LT 16-17 PL 371 CITY WEST AS IN CT54692

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Carpet Free, Storage Area Lockers, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 14.99	Hardwood Floor	Open Concept	Fireplace
2	Dining	Main	12.17	x 8.1	Combined W/Kitchen	Pot Lights	Hardwood Floor
3	Kitchen	Main	14.24	x 15.29	Modern Kitchen	Centre Island	Stainless Steel Appl
4	Prim Bdrm	2nd	14.24	x 14.63	Large Window	Hardwood Floor	Closet
5	2nd Br	2nd	8.23	x 11.78	Closet	Hardwood Floor	Window
6	3rd Br	2nd	8.63	x 12.24	Hardwood Floor	Closet	O/Looks Backyard
7	Laundry	2nd	8.04	x 10.6	Laundry Sink	O/Looks Backyard	Closet
8	Living	Lower	9.68	x 10.83	Combined W/Kitchen	Double Closet	
9	Kitchen	Lower	13.55	x 5.45	Galley Kitchen	Combined W/Living	Window
10	Br	Lower	8.69	x 11.48	Parquet Floor		
11	Cold/Cant	Lower	9.48	x 6.27	Concrete Floor		

Client Remks: If "Dream Location" Had An Address, This Would Be It. Tucked Just One Block From Trinity Bellwoods Park, You Can Practically Hear The Tennis Courts Calling Your Name. And With Ossington's Best Restaurants, Bars, And Shops Only Steps Away, You May Never Cook Again (Although This Kitchen May Convince You Otherwise). Inside, This Beautifully Updated 3+1 Bedroom, 3-Bathroom Semi Delivers All The Right Vibes. The Open-Concept Main Floor Flows Effortlessly-Perfect For Dinner Parties, Dance Parties, Or The Quiet Evening At Home. Hardwood Floors And The Electric Fireplace Add Warmth And Charm, While The Modern Kitchen With Huge Island (Perfect For Ping Pong Games Or Homework), Stainless Steel Appliances, Powder Room And Copious Storage Keep Things Cool And Organized. This Gem Sits On A Highly Coveted, Quiet Little One-Way Street That Locals Love To Brag About. The Lot? A Whopping 150 Feet Deep-Basically A Downtown Unicorn-Complete With Roomy Front And Back Yards And A Highly Covetable Two-Car Garage So Rare It Feels Like Winning The Neighbourhood Lottery. Pre-Approved For Laneway House. Enjoy It All From Your Lovely Front Porch, Ideal For People-Watching. Need Flexibility? Downstairs, The Basement Apartment/In-Law Suite Comes With Front AND Back Walkouts-Perfect For Guests, Future Teenagers, In-Laws, Out-Laws, Or Effortless Conversion Back Into A Single-Family Space. Great Schools, Stellar Transit, Sky-High Walk And Bike Scores, And That Unmistakable Trinity Bellwoods Energy. The Ultimate Mix Of Cool, Convenience, And Community. This Is Trinity Bellwoods Living At Its Absolute Best!

Inclusions: Living Room TV, Electric Fireplace, Kitchen Aid Dishwasher, Samsung Fridge, Gas Range, Ancona Hood Fan, Washer, Dryer, All Electric Light Fixtures, All Window Coverings & Hardware. Lower Level: Stove, Washer, Dryer. Hot Water Heater.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



388 Crawford St Toronto Ontario M6J 2V9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,260.53/2025 Sold Date: 05/09/2026 SPIS: No Last Status: SLD DOM: 65			Sold: \$1,870,000 List: \$1,588,800 For: Sale % Dif: 118
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.5 x 127 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: College and Bathurst Directions: College St/Crawford St

MLS#: C12849982 **PIN#:** 212730329
Legal: LT 23 PL 846 CITY WEST S/T & T/W WB199568; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Upgraded Insulation, Accessory Apartment, Auto Garage Door Remote, Carpet Free, ERV/HRV, In-Law Suite, Sump Pump	Zoning: R(d0.6) Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	Office	Main	10.43	x 8.76	Hardwood Floor	O/Looks Frontyard	Double Closet
2	Family	Main	10.24	x 15.22	Hardwood Floor	Combined W/Dining	Open Concept
3	Dining	Main	7.38	x 12.14	Hardwood Floor	Combined W/Family	Open Concept
4	Kitchen	Main	15.91	x 11.48	Hardwood Floor	Quartz Counter	Stainless Steel Appl
5	Mudroom	Main	11.22	x 11.06	Porcelain Floor	2 Pc Bath	Closet Organizers
6	3rd Br	Main	9.74	x 11.45	Hardwood Floor	Window	
7	2nd Br	2nd	9.65	x 9.94	Hardwood Floor	Window	Double Closet
8	Prim Bdrm	2nd	12.7	x 15.19	Hardwood Floor	4 Pc Ensuite	Double Closet
9	Family	Bsmt	11.35	x 10.83	Vinyl Floor	4 Pc Bath	Combined W/Laundry
10	Kitchen	Bsmt	15.42	x 11.25	Vinyl Floor	Stainless Steel Appl	Open Concept
11	Br	Bsmt	11.32	x 9.42	Vinyl Floor	Large Window	

Client Remks: An incredible opportunity to own a legal duplex with detached laneway garage in one of Toronto's most sought-after neighbourhoods-Trinity Bellwoods. This 4-bed, 4-bath home with main floor office and finished basement offers flexibility for end-users and investors alike. Buyer bonus: Select your finishes and customize the layout prior to closing! This is a rare chance to tailor the home to your style without taking on a full renovation yourself. The home features soaring ceilings, hardwood floors, and an open-concept main floor with high-end materials throughout. The chef-inspired kitchen includes quartz countertops, stainless steel appliances, and a large island with bar seating-perfect for everyday life or entertaining. A stylish powder room adds convenience. Upstairs: 3 generously sized bedrooms, including a primary suite with walk-in closet and spa-like ensuite. All bathrooms have been upgraded with clean, modern finishes. The finished basement-complete with full-height ceilings, full bath, laundry, and separate entrance-offers ideal space for a guest suite, home office, gym, or rental potential. Enjoy a fully fenced backyard with a brand-new deck, front porch for morning coffee, and private laneway garage parking. Located just steps to Trinity Bellwoods Park, Queen West, Ossington, and College-walk to restaurants, cafes, schools, and transit. Customize now. Move in later. This is downtown living, done your way.

Inclusions: All Electrical Light Fixtures, All Appliances Both Main and Lower Apartment. Garage Door Opener and Remote.

Listing Contracted With: RE/MAX PREMIER INC. **Ph:** 416-987-8000



101 Dovercourt Rd Toronto Ontario M6J 3C2 Toronto C01 Niagara Toronto Taxes: \$7,163.82/2025 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 52			Sold: \$1,435,000 List: \$1,595,900 For: Sale % Dif: 90
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15.7 x 128.18 Feet Irreg: Irregular in shape	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen and Dovercourt Directions: Queen St to Dovercourt Rd South

MLS#: C12966580 **PIN#:** 212980035
Legal: PCL 1-2 SEC M67; PT LT 1 E/S DOVERCOURT RD PL M67 TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1898 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.44	x 10.2	Bay Window	Hardwood Floor	Fireplace
2	Br	Main	16.5	x 10.2	Window	Hardwood Floor	Closet
3	Sitting	Main	13.16	x 10.76	Ceramic Floor	Picture Window	
4	Mudroom	Main	10.4	x 8.37	W/O To Yard	Separate Rm	
5	2nd Br	2nd	14.67	x 12.83	Window	Hardwood Floor	
6	Kitchen	2nd	13.06	x 11.88	Eat-In Kitchen	Ceramic Floor	Window
7	3rd Br	2nd	14.14	x 9.15	Hardwood Floor	Window	
8	Loft	3rd	24.41	x 13.81	Hardwood Floor	Window	Closet
9	Br	Bsmt	18.8	x 14.4	Ceramic Floor	Window	
10	Kitchen	Bsmt	15.94	x 7.05	Ceramic Floor		
11	Utility	Bsmt	31.07	x 12.76	Ceramic Floor		

Client Remks: Location! Location! AMAZING OPPORTUNITY - AND VALUE. Sitting in the Heart of "Queen West" Neighbourhood, on the Edge of Little Portugal - and TRINITY BELLWOODS with Boutique Condos, Shops, Cafe's and all Amenities within Walking Distance. Street Car at your Doorstep, Minutes to QEW Hiway, Lake Ontario Trails and Waterfront, Walk to Liberty Village, Trinity Bellwoods Park, Galleries, and King St Trendy Restaurants and Night Life. This Beautiful Turn of the Century Semi Detached with Double Brick Exterior. sits on a premium lot with Laneway Access to a 1 Car Garage with Parking Pad, and Covered Car Port - TOTAL 3 CAR PARKING. Garage could easily be Laneway House! Great INVESTMENT PROPERTY - Has DUPLEX status - single family lives in the home! The adorable front garden with large shade tree and perennials has a walkway leading you onto a spacious covered porch, perfect for a morning coffee, or relaxing in the evening. As you enter the home you are welcomed by a 10 foot Ceiling high- Large Foyer with Italian style painted ceramic floors; There is a Spacious and bright Main Floor Family w/ Wood Burning Fireplace, and Bay Window; Main floor Bedroom,, 4 pc Washroom and and Sitting Room which was a Kitchen originally - Rough In for Kitchen still accessible...easy to convert back and possibility create a TRIPLEX. There is a back storage/mud room with Separate Entrance to Professionally Fully Finished Basement which features 1 Bedroom, Kitchen, Large Storage-Laundry Room, and 3 pc Washroom. Upper Level 2nd Level has Large Eat-In Kitchen with Lots of Storage; 4 pc Washroom and 2 Large Bedrooms with 9'8" Ceilings, Original Hardwood Floors throughout. The Attic Loft has endless possibilities; create an additional Bedroom, washroom and Living Space with a Door leading to Flat Roof - where a deck once existed. The home is in excellent condition. Rare-find you aren't just buying a home; you're securing a piece of Toronto's most iconic neighborhood.

Inclusions: 3 Fridges, 2 Gas Stoves, 1 Electric Stove in Laundry as is - 1 dishwasher ; Window Blinds

Listing Contracted With: Royal LePage Real Estate Associates **Ph:** 905-812-8123



79 Gore Vale Ave Toronto Ontario M6J 2R5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,544/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8		Sold: \$1,895,000 List: \$1,599,000 For: Sale % Dif: 119
Multiplex Link: 3-Storey	Fronting On: E Acreage: 24.5 x 77.67 Feet Irreg:	Rms: 17 + 5 Bedrooms: 6 + 1 Washrooms: 4 1x4x3rd, 1x4x2nd, 1x3xMain, 1x3xLower
Dir/Cross St: Queen St and Strachan Ave Directions: On Gore Vale across from Trinity-Bellwoods Park		

MLS#: C13223400 PIN#: 212460104 Legal: PT LT 31-32 PL 758 CITY WEST AS IN CT769925; CITY OF TORONTO		
Kitchens: 3 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch, Deck Interior Feat: Accessory Apartment, Carpet Free, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor, Sump Pump, Water Heater, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	3rd	17.81	x 10.33	Window	Large Closet	Parquet Floor
2	2nd Br	3rd	17.78	x 10.1	Window	Combined W/Laundry	Parquet Floor
3	Living	3rd	11.88	x 11.84	Large Window	Parquet Floor	Combined W/Kitchen
4	Kitchen	3rd	8.92	x 9.88	Large Window	Parquet Floor	Combined W/Kitchen
5	Prim Bdrm	2nd	9.74	x 13.94	Window	Closet	Parquet Floor
6	2nd Br	2nd	10.73	x 10.79	Window	Closet	Parquet Floor
7	Den	2nd	9.84	x 9.51	Large Window	Parquet Floor	Combined W/Br
8	Living	2nd	20.8	x 14.01	Large Window	W/O To Deck	Combined W/Kitchen
9	Kitchen	2nd	9.74	x 14.76	Quartz Counter	Stainless Steel Appl	Parquet Floor
10	Prim Bdrm	Main	10.07	x 14.07	Hardwood Floor	Large Window	Closet
11	2nd Br	Main	10.37	x 12.89	Hardwood Floor	Window	Large Closet
12	Living	Main	8.92	x 13.02	Hardwood Floor	Large Window	Combined W/Kitchen
13	Dining	Main	8.89	x 11.52	Hardwood Floor	Combined W/Kitchen	Pot Lights
14	Kitchen	Main	7.22	x 14.96	Stainless Steel Appl	Stainless Steel Coun	Hardwood Floor
15	Prim Bdrm	Lower	12.89	x 11.84	Window	Closet	Pot Lights
16	Living	Lower	23.75	x 9.97	French Doors	Combined W/Kitchen	Pot Lights
17	Kitchen	Lower	9.78	x 14.63	Quartz Counter	Stainless Steel Appl	Pot Lights

Client Remks: Overlooking Trinity Bellwoods Park, this beautifully maintained & updated century home presents a rare opportunity to own a 4 unit income property in one of Toronto's most sought-after neighbourhoods. Set on a wide 24.5ft lot in the heart of Queen West, 79 Gore Vale features 4 self-contained suites, incl. 3 spacious 2-bedroom apartments & a fully renovated, underpinned 1-bdrm lower-level suite w/ high ceilings, private entrance, French doors, & stunning kitchen centred around a large island. The main, second, and basement suites will be vacant on possession, creating exceptional flexibility for investors & end-users alike. Live in 1 unit while generating substantial income from the others, create a multi-generational living arrangement, co-own with family or friends, or fully lease the property & capitalize on strong demand in one of Toronto's most desirable rental markets. Each suite offers its own unique character & outdoor connection. The 2nd fl apt features a front balcony w/ postcard-worthy views across Trinity-Bellwoods Park, while the main fl enjoys a charming front porch & access to the backyard. The 3rd fl suite offers a bright and cozy 2-bdrm layout, & the lower-level suite rivals many above-grade apartments in quality & finish. With long-term tenants occupying the third-floor unit paying good rent & the remaining suites available for immediate occupancy, the property offers a rare blend of stability & opportunity. Estimated gross rental income exceeds \$10,000/mo when fully leased. Step outside your door and enjoy everything that makes Trinity-Bellwoods & Queen West one of Toronto's most coveted destinations: celebrated restaurants, independent cafes, boutique shopping, farmers' markets, community recreation facilities, & the city's most iconic urban park. Offered for the first time in over 20 years, 79 Gore Vale is more than an income property-it's a long-term hold in a neighbourhood where people aspire to live, invest, & put down roots.



54 Stanley Terr Toronto Ontario M6J 2R4 Toronto C01 Niagara Toronto Taxes: \$10,127.39/2026 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$2,310,000 List: \$1,599,000 For: Sale % Dif: 144
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 17 x 61.05 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xBsmt	
Dir/Cross St: King/ Niagara Directions: Waze			

MLS#: C13082640 **PIN#:** 212440120
Legal: PT LT 24 E/S STAFFORD ST. PL ORDNANCE RESERVE TORONTO, DESIGNATED AS PART 2 ON REFERENCE PLAN 66R-22470 ; C...

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1885 Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park Interior Feat: Bar Fridge, On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2012 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.78	x 9.12	Fireplace Insert	Hardwood Floor	O/Looks Park
2	Dining	Main	11.29	x 9.12	Hardwood Floor	Window	
3	Kitchen	Main	12.7	x 9.12	W/O To Deck	Quartz Counter	Breakfast Area
4	2nd Br	2nd	14.11	x 11.88			
5	3rd Br	2nd	13.68	x 14.11	Double Closet	W/O To Sundeck	Hardwood Floor
6	Prim Bdrm	3rd	22.9	x 12.17	4 Pc Ensuite	W/O To Terrace	Vaulted Ceiling
7	Family	Bsmt	21.78	x 14.17	B/I Bar	Fireplace	Hardwood Floor
8	4th Br	Bsmt	13.88	x 11.12	Double Closet	Hardwood Floor	

Client Remks: This exceptional property offers both a beautifully restored 2.5-storey Victorian home offering approx 2500 square feet of thoughtfully designed living space, meticulously restored to blend the charm of its historic architecture with refined modern finishes. Soaring 10.5-foot ceilings, expansive windows, and elegant principal rooms create a bright and inviting home while preserving its craftsmanship and character. At the centre of the home is a chef-inspired kitchen with quartz countertops, premium appliances, and custom cabinetry, designed for both everyday living and effortless entertaining. The upper levels offer three generous bedrooms, including a private third-floor primary retreat with rooftop terrace and tranquil treetop views. The second level features a spa-inspired bath with heated floors, convenient laundry, and versatile spaces ideal for family living or guests. The fully underpinned lower level with 8-foot ceilings, built-ins, and fireplace provides exceptional additional living space ideal for a media room, home office, or recreation area. Just steps from Trinity Bellwoods Park and the vibrant cafes, restaurants, galleries, and boutiques of Queen West and King West, this exceptional property offers the perfect balance of space, character, modern comfort and an unbeatable urban location.

Inclusions: Stainless Steel appliances including Dacor duel fuel gas range, Jenn air Fridge/freezer, Thermador Dishwasher, Samsung washer/dryer, all light fixtures and window coverings, Liebherr wine fridge in lower level

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



59 Stafford St Toronto Ontario M6J 2R7 Toronto C01 Niagara Toronto Taxes: \$9,034/2025 Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,800,000 List: \$1,599,000 For: Sale % Dif: 113
Att/Row/Twnhouse Link: 3-Storey	Fronting On: E Acreage: 18 x 120 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 3 1x5x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: Strachan/Queen			Directions: Strachan/Queen

MLS#: C12967326	PIN#:
Legal: Ord Res S Pt.Lot 16	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit, Window Unit Central Vac: No Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Membrane Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Wood Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park Interior Feat: None	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers 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	10.63	x 19.23	Hardwood Floor	Bay Window
2	Dining	Main	10.63	x 14.27	Hardwood Floor	
3	Kitchen	Main	12.4	x 15.32	W/O To Deck	
4	Foyer	Main	5.74	x 4.72	Hardwood Floor	Stone Floor
5	2nd Br	2nd	10.63	x 14.34	B/I Closet	
6	Br	2nd	10.63	x 16.93		
7	Bathroom	2nd	12.4	x 12.53	5 Pc Bath	Double Sink
8	3rd Br	2nd	5.74	x 10.96		
9	Prim Bdrm	3rd	15.16	x 19.78		
10	Family	3rd	8.4	x 11.48		
11	Bathroom	3rd	5.45	x 11.48	3 Pc Ensuite	Combined W/Family
12	Bathroom	Bsmt	10.5	x 15.42	4 Pc Bath	Combined W/Laundry
13	Other	Bsmt	16.11	x 33.86	Combined W/Office	

Client Remks: Stunner on Stafford. BACKING ONTO THE PARK! approx. 2000 SQ FT above grade- This beautifully maintained CHARACTER FILLED! three-storey home -with modern updates throughout, is in one of Toronto's most vibrant west-end neighbourhoods. Featuring 4 bedrooms and 3 bathrooms, this home offers an ideal layout for growing families or those seeking flexible living space.The main and second floors showcase hardwood flooring, while the third-floor addition (master and ensuite) features updated flooring and large windows that bring a very bright, refreshed feel to every room. The main level offers spacious principal rooms with great flow, perfect for both everyday living and entertaining.Upstairs, the home unfolds across three levels with generously sized bedrooms, offering versatility for families, work-from-home setups, or guest accommodations. Topped off with a rare two-car detached garage with laneway access -, a true standout feature in this location. Set on a quiet, tree-lined street just steps to parks (in your backyard), transit, local cafes, and the energy of the surrounding west-end community, this is an incredible opportunity to own a character-filled home in a highly sought-after neighbourhood.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172

	235 Markham St Toronto Ontario M6J 2G7 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,680,000 List: \$1,649,000																																																																																																																									
	Taxes: \$8,174.30/2025 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 13		For: Sale % Dif: 102																																																																																																																									
	Semi-Detached Link: 3-Storey		Fronting On: E Acreage: 16.5 x 125 Feet Irreg: Dir/Cross St: College & Bathurst Directions: Just South of College, Just West of Bathurst																																																																																																																									
		Rms: 9 + 5 Bedrooms: 4 + 2 Washrooms: 5 1x3xMain, 1x4xLower, 1x5xLower, 1x4x2nd, 1x2x3rd																																																																																																																										
MLS#: C12982334 PIN#: 212490381 Assignment: No Fractional Ownership: No Vacant Land Condo: No Legal: LT 8 PL 1117 TORONTO; CITY OF TORONTO																																																																																																																												
Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Fibreglass Shingle, Flat Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Main		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:																																																																																																																								
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<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>13.12</td><td>x 19.13</td><td>Hardwood Floor</td><td>Gas Fireplace</td><td>Open Concept</td></tr><tr><td>2</td><td>Kitchen</td><td>Main</td><td>13.12</td><td>x 12.73</td><td>Renovated</td><td>Eat-In Kitchen</td><td>Combined W/Dining</td></tr><tr><td>3</td><td>Den</td><td>Main</td><td>10.3</td><td>x 18.8</td><td>Hardwood Floor</td><td>Large Window</td><td></td></tr><tr><td>4</td><td>Br</td><td>Main</td><td>10.33</td><td>x 10.07</td><td>Hardwood Floor</td><td>Large Window</td><td></td></tr><tr><td>5</td><td>Mudroom</td><td>Main</td><td>10.3</td><td>x 10.47</td><td>Tile Floor</td><td>W/O To Yard</td><td>Large Window</td></tr><tr><td>6</td><td>2nd Br</td><td>Lower</td><td>9.91</td><td>x 22.21</td><td>Broadloom</td><td>Double Closet</td><td>Window</td></tr><tr><td>7</td><td>Living</td><td>2nd</td><td>13.12</td><td>x 21.49</td><td>Hardwood Floor</td><td>Fireplace</td><td>Large Window</td></tr><tr><td>8</td><td>Kitchen</td><td>2nd</td><td>13.12</td><td>x 13.85</td><td>Renovated</td><td>Stainless Steel Appl</td><td>Combined W/Dining</td></tr><tr><td>9</td><td>3rd Br</td><td>2nd</td><td>10.3</td><td>x 8.99</td><td>Hardwood Floor</td><td>Large Window</td><td></td></tr><tr><td>10</td><td>4th Br</td><td>3rd</td><td>13.12</td><td>x 15.94</td><td>Broadloom</td><td>Vaulted Ceiling</td><td>Large Window</td></tr><tr><td>11</td><td>5th Br</td><td>3rd</td><td>7.45</td><td>x 10.07</td><td>Broadloom</td><td>Vaulted Ceiling</td><td>Large Window</td></tr><tr><td>12</td><td>Kitchen</td><td>Lower</td><td>13.12</td><td>x 12.66</td><td>Tile Floor</td><td>Renovated</td><td>Combined W/Dining</td></tr><tr><td>13</td><td>Living</td><td>Lower</td><td>13.12</td><td>x 12.6</td><td>Vinyl Floor</td><td>Window</td><td>Open Concept</td></tr><tr><td>14</td><td>Br</td><td>Lower</td><td>7.71</td><td>x 10.5</td><td>Broadloom</td><td>Window</td><td></td></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Main	13.12	x 19.13	Hardwood Floor	Gas Fireplace	Open Concept	2	Kitchen	Main	13.12	x 12.73	Renovated	Eat-In Kitchen	Combined W/Dining	3	Den	Main	10.3	x 18.8	Hardwood Floor	Large Window		4	Br	Main	10.33	x 10.07	Hardwood Floor	Large Window		5	Mudroom	Main	10.3	x 10.47	Tile Floor	W/O To Yard	Large Window	6	2nd Br	Lower	9.91	x 22.21	Broadloom	Double Closet	Window	7	Living	2nd	13.12	x 21.49	Hardwood Floor	Fireplace	Large Window	8	Kitchen	2nd	13.12	x 13.85	Renovated	Stainless Steel Appl	Combined W/Dining	9	3rd Br	2nd	10.3	x 8.99	Hardwood Floor	Large Window		10	4th Br	3rd	13.12	x 15.94	Broadloom	Vaulted Ceiling	Large Window	11	5th Br	3rd	7.45	x 10.07	Broadloom	Vaulted Ceiling	Large Window	12	Kitchen	Lower	13.12	x 12.66	Tile Floor	Renovated	Combined W/Dining	13	Living	Lower	13.12	x 12.6	Vinyl Floor	Window	Open Concept	14	Br	Lower	7.71	x 10.5	Broadloom	Window	
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Client Remks: Located in the vibrant heart of Trinity Bellwoods, just south of College and steps to the cultural pulse of Palmerston-Little Italy, 235 Markham St is a refined three-storey semi-detached residence offering a rare blend of architectural versatility and high-yield investment potential. Currently operating as three immaculate turnkey suites, this meticulously maintained property is ideal for the sophisticated investor, multi-generational families, or those seeking a premium co-ownership opportunity. The main floor features a spacious 2+1 bedroom, 2 bath (jacuzzi tub) unit over 2 floors anchored by a living room fireplace, a renovated chef's kitchen, and a flexible lounge or home office space that leads to a functional mudroom and storage hub. The upper residence spans the top two levels, showcasing a 3-bedroom, 1.5-bathroom layout with rich hardwoods, a light-filled family room with gas fireplace, renovated kitchen and a third-floor primary sanctuary with soaring vaulted ceilings and floor-to-ceiling windows. Complementing the upper suites is a thoughtfully designed 1-bedroom lower-level unit with a full-size kitchen and a logical, private layout. All units are to be delivered vacant on closing, offering immediate market-rent potential. The private rear grounds serve as an urban oasis with a lush garden and stone-paved terrace, while the two-car surface parking area offers significant laneway housing potential for future densification. Steps to the boutiques, cafes, and restaurants of College and Dundas West, with effortless TTC access on Bathurst, this is a rare stake in Toronto's most coveted West End corridor. Property to be vacant on closing. Inclusions: 3 Fridges, 3 Stoves, 2 Dishwashers, 3 Microwaves, 3 Washers, 3 Dryers, Elfs, Window Coverings, Hot Water Tank, Ductless heat pump on the third floor. All freestanding PAX wardrobes, exterior patio furniture & wall-mounted electric panel heaters (3 on the third floor, 2 in the basement). Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660																																																																																																																												



50 Stanley Terr Toronto Ontario M6J 2R4 Toronto C01 Niagara Toronto Taxes: \$8,762.49/2025 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,630,000 List: \$1,675,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 19.23 x 60 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x3xGround, 2x4x3rd	Dir/Cross St: King St and Strachan Ave Directions: King St and Strachan Ave

MLS#: C12972178 **PIN#:** 212440131
Legal: PT LT 1 N/S KING ST PL ORDNANCE RESERVE TORONTO PT 4 &12, 64R15295; S/T & T/W CA514098; S/T CA523989; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 1999 Apx Sqft: 2000-2500 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	2nd Br	Main	10.7	x 12.47	Hardwood Floor	B/I Shelves	Double Closet
2	Den	Main	15.09	x 15.03	Tile Floor	French Doors	W/O To Garden
3	Living	2nd	17.65	x 14.07	Hardwood Floor	Gas Fireplace	W/O To Deck
4	Dining	2nd	11.19	x 8.66	Hardwood Floor	Combined W/Living	
5	Kitchen	2nd	11.19	x 10.43	Hardwood Floor	Stone Counter	Stainless Steel Appl
6	Prim Bdrm	3rd	15.52	x 11.15	Broadloom	4 Pc Ensuite	W/O To Deck
7	3rd Br	3rd	15.29	x 11.48	Broadloom	4 Pc Ensuite	Hardwood Floor

Client Remks: Welcome to this exceptional New York-style brownstone in Prime King West Village, ideally located directly across from Stanley Park. This rare end-unit offers added privacy and abundant natural light, creating a peaceful urban retreat in a highly sought-after setting. Spanning approximately 2,100 sq ft across three stories, this spacious home features 3 bedrooms, including 2 with private ensuites, and 3 bathrooms in total. The main level showcases heated stone tile flooring, a bedroom with renovated 3-piece bath, and a versatile study/den with walkout to a private urban garden. Direct access from the convenient 1-car garage adds everyday ease and security. The open-concept second floor is ideal for entertaining, offering a generous living room with gas fireplace, dining area, fully equipped kitchen, and walkout to a lovely enclosed deck with excellent privacy. The third floor provides two oversized bedrooms, each with ample closet space and their own ensuites, creating comfortable private retreats. With its park-side location, functional layout, private outdoor spaces, end-unit positioning, and rare built-in garage, this brownstone delivers sophisticated urban living in the heart of King West Village.

Inclusions: Stainless GE Profile double door fridge with freezer drawer, Bosch range, Bosch microwave, Bosch dishwasher, Stacked washer and dryer, Navien hot water on demand, All ELF's window coverings and drapery, built-in book cases, gas fireplace, butchers block storage rack, dish display rack in kitchen, bathroom mirrors, tv bracket above fireplace (TV excluded), central vac an accessories (as is).

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



32 Argyle St Toronto Ontario M6J 1N4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,046/2025 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 64			Sold: \$1,425,000 List: \$1,690,000 For: Sale % Dif: 84
Duplex Link: 2-Storey	Fronting On: N Acreage: 17.58 x 92.42 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Queen St W and Ossington Ave Directions: North of Queen St W and East of Ossington Ave			

MLS#: C12698974 **PIN#:** 212740148
Legal: PT LT 41 PL 194 TORONTO AS IN CA343096; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.84	x 14.24	Parquet Floor	Hardwood Floor
2	Dining	Main	9.58	x 12.4	Parquet Floor	Hardwood Floor
3	Kitchen	Main	10.66	x 13.48	Tile Floor	
4	Family	Main	10.83	x 10.99	Parquet Floor	Hardwood Floor
5	Prim Bdrm	2nd	9.91	x 12.83	Hardwood Floor	
6	2nd Br	2nd	9.84	x 11.32	Hardwood Floor	
7	3rd Br	2nd	9.51	x 10.76	Hardwood Floor	Closet
8	4th Br	2nd	8.92	x 5.84	Hardwood Floor	

Client Remks: Rare Corner Semi in the Heart of Trinity Bellwoods! Welcome to 32 Argyle Street, a beautiful corner semi located on a quiet, tree-lined street in one of Toronto's most sought-after neighborhoods. This legal duplex offers incredible versatility with soaring 10' main floor ceilings, 4 bedrooms, 3 bathrooms, and 2 kitchens, plus a separate basement entrance - ideal for multi-generational living or rental potential. A main floor extension (2003) adds even more living space, while a double garage provides rare downtown parking. 720 sqft basement unit for additional living quarters or rental. Lovingly maintained by the same owners for over 30 years, the home features a beautifully curated garden with a variety of fruit plants and flowers, creating a true urban oasis. Situated directly across from Artscape Youngplace Playground and just steps to Trinity Bellwoods Park, the Ossington Strip, Queen Street West, Dundas St, shops, cafes, restaurants, and transit, this property offers the best of vibrant city living in one of Toronto's most coveted neighborhoods. Don't miss this rare opportunity to own a meticulously cared-for home in the heart of Trinity Bellwoods!

Inclusions: 2 fridges, 2 stove, washer, dryer, ELFs, Window coverings

Listing Contracted With: HOMELIFE EXCELSIOR REALTY INC. Ph: 905-415-1000



200 Euclid Ave Toronto Ontario M6J 2J9 Toronto C01 Trinity-Bellwoods Toronto			Sold: \$1,571,000 List: \$1,690,000		
Taxes: \$7,179/2025			For: Sale		% Dif: 93
Sold Date: 04/15/2026					
SPIS: No		Last Status: SLD		DOM: 13	
Semi-Detached		Fronting On: W		Rms: 10	
Link:		Acreage:		Bedrooms: 3	
3-Storey		15.5 x 80 Feet		Washrooms: 3	
		Irreg:		1x3xGround, 1x3x2nd, 1x3x3rd	
Dir/Cross St: Bathurst & Dundas Directions: Bathurst & Dundas					

MLS#: C12951576 **PIN#:** 212460659
Legal: PT LT 2 PL D70 TORONTO AS IN CA581442; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	16.4	x 10.83	Stainless Steel Appl	Quartz Counter	Pot Lights
2	Office	Ground	11.48	x 4.59	Ceramic Floor	W/O To Yard	Closet
3	Br	Ground	11.81	x 9.84	Vinyl Floor	Large Window	O/Looks Frontyard
4	Living	Ground	15.09	x 10.83	Vinyl Floor	Large Window	O/Looks Frontyard
5	Kitchen	2nd	11.81	x 11.48	Vinyl Floor	W/O To Deck	Quartz Counter
6	Dining	2nd	11.81	x 10.17	Vinyl Floor	Separate Rm	
7	Office	2nd	11.48	x 10.83	Vinyl Floor	Pot Lights	Separate Rm
8	Living	2nd	15.09	x 14.76	Vinyl Floor		
9	Prim Bdrm	3rd	14.11	x 14.11	Vinyl Floor	W/I Closet	O/Looks Frontyard
10	Br	3rd	14.11	x 10.83	Vinyl Floor	Closet	

Client Remks: 200 Euclid Presents A Beautifully Fully Reno'd And Versatile 2 Unit Home Offering Modern Finishes, Elegant Layout, And Exceptional Living In A Prime Location. The Mn Flr Features Soaring 10.5' Ceilings, Non-Working Fireplace W/Restored Vintage Surround, And A Bright Open-Concept Layout. The Contemporary Kitchen Boasts S/S Apps, Quartz Countertops With Matching Backsplash, Extended Cabinetry, Pot Lights, And A Lrg Extended Island With Seating. The Living Room Is Filled With Natural Light From A Large Front-Facing Window, While The Bedroom Includes His And Hers Closets And A Stylish Sliding Barn Door. A Dedicated Office Space With W/O To A Private Backyard Adds Flexibility. This Level Also Includes A 3-Pc Bath With Glass Shower. Sep Laundry Making It Ideal As A Self-Contained 1 Bed/1 Bath Suite. The 2nd Flr Offers A Spacious Eat-In Kitchen With Quartz Counters, Vinyl Flooring, And Walk-Out To A Deck, Perfect For Entertaining. A Separate Dining Room And Dedicated Office With Pot Lights Provide Defined Living And Working Spaces. The Expansive Living Room Enhances Comfort And Functionality. With 9.5' Ceilings, Luxury Vinyl Flr Th/out, Full Bathroom, This Large Suite Is Ideal For Professional Couple. Additional Storage Space Adds Convenience. The 3rd Floor Features A Bright Primary Bedroom With Massive W/I Closet With Organizer Overlooking The Front Of The Property, Along With A 2nd Bedroom W/ 2 Large Windows And Closet. Convenient 3rd Flr Laundry Enhances Daily Living. A 3 Pc Bathroom Completes This Level. Clean, Dry Unfinished Bsmt Perfect For Storage And Hobbies. This Property Offers Exceptional Flexibility For End-Users, Investors, Or House Hackers. Live On Main Floor & Rent Upper Unit For \$4500 Per Month Or Live In Large Upper Unit And Have Extended Family Or Nanny Occupy Lower. Both Units Fully Above Grade, Light Filled, And Beautifully Finished Quality Spaces. Just Steps From Trinity Bellwoods Park, Sports Courts, Trendy Hot Spots, Transit, Entertainment And More.

Inclusions: The Home Includes Vinyl Windows, Updated Electrical And Plumbing. A 100 Amp Hydro Panel, HVAC(11), With Potential For An Attic Renovation To Add Extra Sqft, Chattels Inc: 2x Fridges, 2x Stoves, 2x Dishwashers, 2x Washers, 2x Dryers, 2x Microwaves, And All Existing Bathroom Mirrors, Light Fixtures And Window Coverings.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



244 Markham St Toronto Ontario M6J 2G6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$9,946/2025 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,675,000 List: \$1,699,000 For: Sale % Dif: 99
Triplex Link: 2-Storey	Fronting On: W Acreage: 24.5 x 129 Feet Irreg:	Rms: 11 + 4 Bedrooms: 7 + 3 Washrooms: 4 1x3xMain, 1x4xMain, 1x3xLower, 1x4xUpper	Dir/Cross St: College and Bathurst Directions: College and Bathurst

MLS#: C12909958 **PIN#:** 212490311
Legal: PT LT 37-38 PL 314 TORONTO AS IN CA533006; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Upper	12.7	x 10.6	
2	Kitchen	Upper	11.09	x 13.12	
3	Prim Bdrm	Upper	16.08	x 10.17	
4	2nd Br	Upper	10.37	x 12.27	
5	3rd Br	Upper	11.09	x 13.19	
6	Living	Main	11.09	x 11.12	
7	Kitchen	Main	11.09	x 11.12	
8	Prim Bdrm	Main	10.17	x 12.07	
9	2nd Br	Main	10.17	x 9.09	
10	3rd Br	Main	10.5	x 10.17	
11	4th Br	Main	10.99	x 11.48	
12	Living	Lower	11.29	x 16.08	
13	Kitchen	Lower	10.79	x 8.86	
14	Prim Bdrm	Lower	12.5	x 10.37	
15	2nd Br	Lower	8.1	x 13.71	
16	3rd Br	Lower	13.12	x 6.53	
17	Laundry	Lower	0	0	

Client Remks: Live in 1 unit rent out 2 or rent all 3 or multi family home the possibilities are endless for this renovated, move-in-ready triplex in the heart of Trinity Bellwoods. This well-maintained property has historically generated approximately \$132,000 in gross annual income. Rare oversized double car garage. The top-floor unit is currently leased to AAAA tenants for \$3,256.99 per month, providing immediate stable income. The main 4-bedroom 2-bath unit and lower 3-bedroom unit are intentionally vacant, offering flexibility for an end-user or investor, all units have historically leased quickly. Ideally located within walking distance to University of Toronto, trendy shops, renowned restaurants, vibrant nightlife, transit, and major destinations, including College Street University of Toronto and OCAD. Enjoy the best of downtown living in one of Toronto's most sought-after neighbourhoods, known for its vibrant community, walkability, and proximity to parks, cafes, and boutique shopping.

Inclusions: All Appliances, Light Fixtures (except any owned by tenants) New furnace (2026) Roof (2023) washer/dryer (2023)

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



642 Wellington St W Toronto Ontario M5V 1G4 Toronto C01 Niagara Toronto Taxes: \$8,524.83/2026 Sold Date: 06/06/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,780,000 List: \$1,699,000 For: Sale % Dif: 105
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 14.95 x 64 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4x3rd, 1x5x2nd, 1x2xBsmt	Dir/Cross St: King W / Bathurst Directions: Between Bathurst & Stanley Park

MLS#: C13226942 **PIN#:** 212410145
Legal: PT LT 14 SEC L PL MILITARY RESERVE TORONTO AS IN CA577770; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Slate, Flat Foundation: Unknown Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Other / 0 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscaped, Deck, Patio Interior Feat: Sump Pump, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	0	0	Hardwood Floor	Large Window	Fireplace
2	Dining	Ground	0	0	Hardwood Floor	Formal Rm	Open Concept
3	Kitchen	Ground	0	0	Hardwood Floor	B/I Appliances	Breakfast Bar
4	Other	Ground	0	0	Walk-Out	W/O To Garden	North View
5	2nd Br	2nd	0	0	Hardwood Floor	B/I Closet	Ceiling Fan
6	3rd Br	2nd	0	0	Hardwood Floor	B/I Closet	Ceiling Fan
7	Laundry	2nd	0	0	Formal Rm	B/I Closet	B/I Appliances
8	Prim Bdrm	3rd	0	0	W/I Closet	4 Pc Ensuite	W/O To Sundeck
9	Other	3rd	0	0	W/O To Sundeck	East View	North View
10	Family	Lower	0	0	Broadloom	2 Pc Bath	Combined W/Office
11	Office	Lower	0	0	Broadloom	Large Closet	Combined W/Family

Client Remks: Tucked away on a quiet, tree-lined one-way street beside Stanley Park, this historic freehold luxury end-unit townhouse delivers the best of King West living without the noise of the downtown core. Spanning 4 levels and nearly 1,800SF, with 3 bedrooms, 3 baths, private yard and rooftop terrace. Completely rebuilt in 2018 and thoughtfully upgraded since, the home is move-in ready. Natural light fills the space as the open-concept main floor was designed for entertaining: high ceilings, a living room w/ fireplace, a generous dining area, and a sleek chef's kitchen with breakfast bar flow effortlessly to a walk-out that leads to a private fully fenced, backyard garden - gas BBQ hookup, water connection, and room for an outdoor lounge and al fresco dining. Summer sorted! The second floor delivers two well-proportioned bedrooms alongside a gorgeous 5-piece bathroom featuring a soaker tub that overlooks lush, private green space - a genuinely rare find in the city. Also on this level, a formal laundry room that goes well beyond a closet: custom cabinetry, countertop workspace, and a window make it as functional as it is refined. The entire third floor is devoted to the primary suite, a true retreat. The bedroom easily fits a king bed and benefits from its own dedicated heating and cooling system for year-round comfort. The ensuite is genuinely stunning: a skylight floods the space with natural light, heated floors, and finishes that rival a five-star hotel. The custom-designed walk-in closet is built to handle any wardrobe - thoughtfully laid out and impeccably finished. Parking is covered: a private spot in the heated underground garage next door, is not owned or deeded but available via a two-year transferable lease. Street permit parking is also readily available for a second car. OPEN HOUSES CANCELED THIS WEEKEND.

Inclusions: All appliances in kitchen (high-end stainless steel Frigidaire Gallery package). Microwave range hood. Pot filler. 5-burner gas stove/oven, dishwasher, french-door refrigerator. LG ThinQ washer, LG ThinQ dryer. Tankless hot water system. Furnace. A/C. Heat Pump and third floor unit. ELF's and ceiling fans in bedroom. Broadloom where laid.

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



845 Richmond St W Toronto Ontario M6J 1E2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,910.37/2025 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$1,700,000 List: \$1,749,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 13.12 x 44.91 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 2 Washrooms: 3 3x4	Dir/Cross St: Queen West And Strachan Directions: Queen West And Strachan

MLS#: C13161704 **PIN#:** 212440291
Legal: Part 4 On Plan 66R24541

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: Y POTL Mo Fee: 410.19 Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Clear View Interior Feat: None	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	12.07	x 12.01	Hardwood Floor	4 Pc Bath	W/O To Garage
2	Living	2nd	31.59	x 12.01	Hardwood Floor	Combined W/Dining	Pot Lights
3	Dining	2nd	31.59	x 12.01	Hardwood Floor	Combined W/Living	Pot Lights
4	Kitchen	2nd	13.12	x 12.01	Hardwood Floor	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	3rd	12.01	x 11.71	Hardwood Floor	4 Pc Ensuite	Closet Organizers
6	2nd Br	3rd	9.09	x 9.12	Hardwood Floor	Vaulted Ceiling	Closet Organizers
7	Den	Upper	5.48	x 7.97	Hardwood Floor	W/O To Deck	Combined W/Laundry
8	Laundry	Main	6.89	x 5.28	Ceramic Floor		

Client Remks: All the energy of Richmond, none of the chaos. Tucked just off the action and across from Trinity Bellwoods Park, this executive townhome strikes that rare balance: quiet when you want it, Queen West when you don't. Inside, it's a timeless design and superior craftsmanship. Two proper bedrooms, plus two flexible dens ready for flexibility - home office, third bedroom, or maybe both - three full baths, and a sun soaked main floor curated for hosting. The kitchen is sleek, sharp, and centred around an island that naturally becomes the focal point. And upstairs, it only gets better with spa-inspired baths, well-appointed bedrooms, and a top-level flex space that adapts effortlessly to how you live - work, unwind, or both. One terrace frames the CN Tower skyline - a subtle reminder you nailed the location. The other, right off the kitchen, is set up with a BBQ hookup, ready for proper steak nights. Oh and yes - a private heated garage w/ an EV charger. This part of town, not something you come across twice. Design-forward. Effortless. Right where it all happens. Come and get it.

Inclusions: All stainless steel appliances: Fridge, stove, dishwasher, microwave, washer/dryer, all electrical light fixtures, all window coverings, covered garage parking, EV charger in garage, furnace, central AC, Owned HWT. BBQ propane hook up on terrace off the kitchen. Furniture is negotiable.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-205-0355



164 Roxton Rd
Toronto Ontario M6J 2Y5
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$8,913/2025 **For:** Sale **% Dif:** 94
Sold Date: 05/12/2026
SPIS: No **Last Status:** SLD **DOM:** 15
Sold: \$1,685,000
List: \$1,798,000
Semi-Detached **Fronting On:** W **Rms:** 10 + 6
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 20 x 127 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xLower
Dir/Cross St: College St/Ossington Ave **Directions:** East of Ossington & South of College

MLS#: C13046710 **PIN#:** 212730087
Legal: PT LT 66, 69 PL 302 CITY WEST AS IN WB211363; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1907 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: None, Private Double Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Capability, Rough-In Bath Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: R (d0.6) (x729) Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	Family	Main	12.27	x 12.3	
2	Dining	Main	13.06	x 10.93	
3	Kitchen	Main	12.3	x 12.27	
4	Breakfast	Main	7.68	x 6.43	
5	Bathroom	2nd	15.42	x 5.02	3 Pc Bath
6	2nd Br	2nd	10.7	x 9.68	
7	3rd Br	2nd	12.2	x 12.11	
8	4th Br	2nd	16.6	x 10.93	
9	Prim Bdrm	3rd	16.63	x 14.99	
10	Br	3rd	16.63	x 10.56	
11	Bathroom	Bsmt	6.33	x 5.41	4 Pc Bath
12	Kitchen	Bsmt	16.01	x 10.43	
13	Living	Bsmt	16.8	x 16.01	
14	Laundry	Bsmt	13.09	x 11.48	
15	Workshop	Bsmt	16.54	x 6.27	
16	Utility	Bsmt	13.09	x 2.72	

Client Remks: Prime Trinity Bellwoods Location! A rare opportunity directly across from Fred Hamilton Park. This solid brick home offers approximately 3,200 sq. ft. of total living space, 5 generous bedrooms, and a well-maintained, carpet-free interior with excellent bones and endless potential to renovate, restore, or reimagine. The home features a large main-floor veranda overlooking the park, a spacious second-floor patio, and a rare double-car garage with attached workshop accessed from the rear laneway, offering added flexibility and potential for a future laneway suite. Staircases at both the front and rear entrances, 200-amp electrical service, and a functional layout support a variety of living arrangements. Set in one of Toronto's most desirable west-end neighbourhoods, steps to College Street shops, Ossington Strip restaurants, Little Portugal, Little Italy, great schools, community centres, parks, and transit. Floor plans, virtual tour, and Carson Dunlop inspection available.

Inclusions: All Appliances (as-is), Elf's, existing window coverings
Listing Contracted With: CRESCENT REAL ESTATE INC. **Ph:** 416-889-0777



477 Roxton Rd Toronto Ontario M6G 3R5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,120.65/2026 For: Sale % Dif: 83 Sold Date: 07/05/2026 SPIS: No Last Status: SLD DOM: 12		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 14.83 x 121 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x2xMain, 1x2xBsmt
Dir/Cross St: Bloor / Ossington Directions: Bloor / Ossington		

MLS#: C13479660 **PIN#:** 212700204
Legal: PT LT 33-34 BLK 2 PL D198 TORONTO AS IN CA646006; S/T INTEREST IN CA646006; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: Community Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Ravine, Rec Centre Interior Feat: Auto Garage Door Remote, Generator - Full, Sump Pump, Water Heater Owned, Separate Heating Controls	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 15.49	Open Concept	Wood Floor	Stained Glass
2	Dining	Main	14.27	x 11.88	Open Concept	Wood Floor	Crown Moulding
3	Kitchen	Main	9.09	x 14.99	Marble Counter	Wood Floor	Eat-In Kitchen
4	Sunroom	Main	14.17	x 20.47	O/Looks Backyard	W/O To Garden	
5	Prim Bdrm	2nd	14.27	x 13.39	W/I Closet	Wood Floor	
6	2nd Br	2nd	9.28	x 11.19	Double Closet	Wood Floor	
7	3rd Br	2nd	9.09	x 9.48	O/Looks Garden	Wood Floor	
8	Rec	Bsmt	13.68	x 21.39	Open Concept	Combined W/Laundry	Pot Lights
9	Laundry	Bsmt	13.58	x 16.37	Open Concept	Combined W/Rec	Pot Lights

Client Remks: You won't beat this home for real value in a turnkey fully restored and renovated home on one of the neighbourhood's most quiet and desirable blocks. This house features many show-stoppers including a lowered basement floor with radiant heat, a large main floor addition, a convenient powder room and a newer large garage. The central skylight infuses light throughout the home. The mechanical systems are elite including a dual zone HVAC system. There is a sump pump and backwater valve ensuring peace of mind for a dry basement. The chef's dream kitchen features stunning marble countertops and backsplash together with Trianon French oak-style floors. The kitchen cabinetry boasts a built-in pantry with a wine rack and a functional storage carousel. High-end finishes include a premium Blanco undermount stainless steel sink, Fisher & Paykel fridge, Bosch oven & dishwasher, and a sleek Elica range hood. The beautiful aesthetic of this home includes stunning walnut flooring on the main and second floor. Bellini custom cabinetry in the dining room and second floor washroom, and the Watchtower wardrobe in the primary bedroom are exceptional. The spa-like second floor washroom is loaded with bespoke hardware. The white bronze sink is simply exquisite. The exterior of this home is also exceptional with front and back landscaping including automatic irrigation and lighting system and a snow melt system in front. The garage built in 2015 is drywalled inside with pot lights, heating and cooling and an automated door with locking mechanism. There is a gas powered generator next to the garage. The lot is 121 feet deep providing plenty of garden space and a large deck for entertaining family and friends and just relaxing. The house has been professionally painted in 2026. Just move in and enjoy.

Inclusions: Bosch Oven and Dishwasher, Fisher & Paykel Fridge, Miele Washer and Dryer. Hot Water Tank Owned.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



33 Euclid Ave Toronto Ontario M6J 2J7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,800.19/2025 Sold Date: 04/20/2026 SPIS: Yes Last Status: SLD DOM: 13			Sold: \$1,785,000 List: \$1,847,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 16 x 125 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Queen and Bathurst Directions: One way north from Queen

MLS#: C12962754			PIN#: 212470322		
Legal: Firstly: Parcell 19-I, Coction AD-115 20 Pan DILs ulty of Toronto Secondly: Part of Lots 19 and 20, Plan D-115 City of Toronto					
Kitchens: 1		Exterior: Wood / Brick Veneer		Zoning: Residential	
Fam Rm: Y		Gar/Gar Spcs: Detached / 2		Cable TV: Hydro:	
Basement: Part Fin / W/O		Drive: Lane		Gas: Phone:	
Fireplace/Stv: Y		Drive Park Spcs: 2		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 2		Water Supply Type:	
A/C: None		UFFI:		Sewer: Sewers	
Central Vac: No		Pool: None		Waterfront:	
Apx Age: 100+		Prop Feat: Family Room, Fireplace/Stove		Retirement:	
Year Built: 1900		Interior Feat: Built-In Oven, Carpet Free,		HST Applicable to Not Subject to HST	
Yr Built Source: MPAC		Countertop Range, Water Heater Owned,		Sale Price:	
Apx Sqft: 1500-2000		Workbench, Separate Heating Controls,		Farm/Agr:	
Lot Size Source: MPAC		On Demand Water Heater		Oth Struct: Garden Shed	
Roof: Asphalt Shingle				Survey Year: 1996	
Foundation: Brick				Survey Type: Available	
Assessment: POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev: Lower					

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.14	x 5.48	Tile Floor	Glass Doors	Crown Moulding
2	Living	Main	25.26	x 10.01	Bay Window	Crown Moulding	Hardwood Floor
3	Dining	Main	12.47	x 11.48	Picture Window	Mirrored Walls	Hardwood Floor
4	Kitchen	Main	15.26	x 11.32	Centre Island	French Doors	Walk-Out
5	Family	2nd	22.97	x 14.73	Bay Window	Hardwood Floor	
6	Br	2nd	12.83	x 7.94	Window	Hardwood Floor	
7	Br	2nd	8.27	x 9.97	Picture Window	O/Looks Garden	Hardwood Floor
8	Prim Bdrm	3rd	25.43	x 15.65	L-Shaped Room	Hardwood Floor	Combined W/Sitting
9	Other	Bsmt	14.86	x 15.45	4 Pc Ensuite	Unfinished	Combined W/Laundry

Client Remks: With its soaring ceilings, this light-filled, classic Victorian Bay & Gable home has been lovingly renovated while restoring and enhancing all its original architectural character. Gorgeous crown mouldings, bannisters, hardwood floors, period details and reconditioned antique light fixtures blend seamlessly with new Marvin double hung, wood sash windows; exquisite wood French doors leading to a new deck w/glass overhang and a garden teeming with perennials and a wisteria-covered pergola. The electrical wiring has been replaced & updated to 200-amps. New plumbing with two tankless hot-water heaters & a new furnace (2026). The grand main floor with its double-sized living room and gorgeous bay window adjoins a separate but open dining room perfect for hosting large dinner parties. The new chef's kitchen features quartz countertops, an induction cooktop w/retractable downdraft exhaust and custom shelving. There are two new fully tiled bathrooms with in-floor heating, curbless showers w/rain showerheads, and a full-size clawfoot tub. The second floor features a large family room/workspace (converted from two bedrooms) plus two other bedrooms, one overlooking the garden and downtown (you can actually see the CN tower) and a modern design bathroom with a cathedral ceiling. The large, private third-floor suite includes changing and sitting areas (sellers have a quote for an ensuite bathroom \$30K) The entire house has been meticulously painted in period colours that enhance and blend impeccably with its modern updates. The double garage has been divided into 2 spaces, one insulated for year-round use as a workshop and the other for bicycles with loft storage. A quick afternoon with a sledgehammer will allow this space to accommodate two cars. There is also a separate potting shed. All of this in the vibrant and highly desirable Trinity Bellwoods neighbourhood steps to the cultural energy of Queen Street West and two future Ontario line stops. City living at its best!

Inclusions: SS KitchenAid fridge, B/I Samsung oven, Forno induction cooktop with retractable downdraft exhaust (all 2020), Bosch dishwasher, washer and dryer, custom art shelving in kitchen, all existing light fixtures. Wardrobe in 2nd floor family room. Two 180,000 BTU tankless, gas on-demand hot water heaters. Pre-home inspection report available *NOTE: Wood burning fireplace has not been in use for many years and should have an inspection and likely a liner before using*. All renovations done with building permits.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



244 Grace St Toronto Ontario M6G 3A6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,865.13/2025 For: Sale % Dif: 93 Sold Date: 03/05/2026 SPIS: No Last Status: SLD DOM: 49		
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 20 x 125 Feet Irreg:	Rms: 12 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: College and Grace Street Directions: College and Grace Street		

MLS#: C12698644 **PIN#:** 212520241
Legal: PT LT 1-2 PL 1184 CITY WEST AS IN CT84328; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: None	Zoning: R(d0.6*735) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.5	x 12.47	Hardwood Floor French Doors
2	Dining	Main	10.83	x 13.78	Hardwood Floor Bay Window
3	Kitchen	Main	15.09	x 13.12	Parquet Floor Ceramic Back Splash Eat-In Kitchen
4	Den	Main	8.53	x 9.19	Parquet Floor Window
5	Prim Bdrm	2nd	9.51	x 13.78	Hardwood Floor Window
6	Br	2nd	15.09	x 10.17	Hardwood Floor Balcony
7	Kitchen	2nd	9.51	x 13.12	Laminate Balcony
8	Br	3rd	9.51	x 13.12	Vinyl Floor Wet Bar
9	Br	3rd	15.09	x 11.15	Vinyl Floor
10	Rec	Bsmt	15.09	x 37.73	
11	Laundry	Bsmt	10.17	x 10.5	
12	Other	Bsmt	15.09	x 7.22	

Client Remks: Spacious 3 Storey Semi in the heart of vibrant Little Italy. Nestled on a tranquil, tree-lined street, this spacious home sits on a rare 20-foot-wide lot and offers the perfect blend of a charming retreat, and city living. With 4 generous-sized bedrooms-including the option to use the fourth as a separate family room-there's plenty of room to grow and adapt to your family's needs. The extra-large main floor eat-in kitchen is ideal for family gatherings or entertaining friends, while three kitchens (one on each level) and a wet bar on the third floor provide flexibility for multi-generational living or rental potential. Step outside and enjoy three balconies, a private backyard, and a large shaded front porch-offering multiple outdoor spaces to relax and take in the neighbourhood's peaceful atmosphere. The third-floor balcony showcases beautiful city views, making it the perfect spot to unwind at the end of the day. Additional highlights include a separate laundry room, ample storage in the basement, and a 2-car garage with laneway access. As a designated duplex with separate backyard entry, this property offers incredible versatility-whether you're looking to live in, rent out, or create your dream home in one of Toronto's most sought-after communities. Steps to College Street shops, restaurants, public transit and great schools, you won't want to miss this exceptional opportunity to own a piece of Little Italy charm with endless potential.

Inclusions: All existing appliances in as-is condition including 3 stoves, 3 fridges, 1 hood vent, and clothes washer. All electric light fixtures, window coverings and blinds. Stone table in backyard.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 905-568-2121



262 Concord Ave Toronto Ontario M6H 2P5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$8,988.71/2025 For: Sale % Dif: 98 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 36			Sold: \$1,822,000 List: \$1,850,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 22.5 x 137 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 Washrooms: 4 1x3xGround, 1x3x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Bloor St/ Ossington Directions: one way street north, south off Bloor

MLS#: C12818608	PIN#: 212820144
Legal: Plan 329 BLK S PT LOTS 34-35	

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Other, Window Unit Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit Interior Feat: In-Law Suite, Storage, Sump Pump, Water Heater, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas 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	Living	Ground	16.8	x 11.19	Stained Glass	Hardwood Floor	Crown Moulding
2	Dining	Ground	13.68	x 11.12	Hardwood Floor	B/I Shelves	
3	Kitchen	Ground	12.53	x 13.06	Stainless Steel Appl	Double Sink	W/O To Deck
4	2nd Br	2nd	14.17	x 17.68	Stained Glass	Hardwood Floor	W/O To Deck
5	3rd Br	2nd	13.85	x 11.06	Hardwood Floor	Closet	
6	4th Br	2nd	11.29	x 12.83	Hardwood Floor	B/I Shelves	Window
7	Prim Bdrm	3rd	21.95	x 17.95	Irregular Rm	Wood Stove	B/I Shelves
8	Kitchen	Bsmt	7.97	x 7.12	Open Concept	Ceramic Floor	
9	Rec	Bsmt	28.81	x 16.34	Combined W/Br	Laminate	Irregular Rm
10	Br	Bsmt	28.81	x 16.34	Combined W/Rec	Laminate	B/I Bookcase
11	Laundry	Bsmt	6.66	x 7.09	Ceramic Floor		
12	Other	Bsmt	7.15	x 11.68	Ceramic Floor		

Client Remks: Timeless Character in the Heart of Bloor-Ossington. Welcome to this exceptional home in this vibrant neighbourhood. Offering 2,222 sq ft of finished above ground space, that blends classic architectural charm with thoughtful updates and outstanding versatility. The home has a glorious history as the birthplace of one of Canada's most renowned historians - Donald Creighton. As you enter, you'll be captivated by the stained glass, soaring 9-ft ceilings, exposed brick, crown mouldings, and high baseboards - timeless details that showcase the home's craftsmanship and character. The sun-filled kitchen offers a generous space for cooking, gathering, and entertaining. With four spacious bedrooms - the layout offers flexibility for families, guests, or home office space. The primary suite feels like a private escape. Expansive and filled with natural light from two skylights (one with a view of the CN Tower), it is bright and serene. A door opens to the west-facing flat roof, offering the potential for a private outdoor haven - imagine morning coffee in the sunshine or sunsets as the sky glows over the area. The finished basement features an in-law suite with a separate entrance, presenting excellent potential for extended family living. The basement bathroom offers an opportunity for updating and personalization. Freshly painted throughout and new broadloom on the third floor, the home is in move-in condition - allowing you to settle in and enjoy immediately. Passers by repeatedly compliment the beautiful front garden. A west-facing backyard, is ideal for enjoying the spectacular garden filled with beautiful plants. Rare front yard parking (legal) is convenient, but leave the car at home, as you are just steps from shops, cafes, restaurants, parks, and the Ossington Subway. This home offers the perfect balance of vibrant city living and classic residential charm. Seize this rare opportunity to own a character-filled home in one of the most dynamic and desirable areas.

Inclusions: Please include existing appliances: Stainless steel Fridge, Dishwasher, Gas Stove. Basement- stove, washer /dryer, sump pump. All existing electric light fixtures, except those excluded below. All existing window coverings and draperies except those belonging to the Stager (Bedroom 2 and 3). Window AC unit in Bedroom 2. Floor A/C unit in Primary Bedroom. Limestone sculpture in back garden. Wood for roof top deck, if wanted (flat roof was redone in Aug. 2025, newer deck had to be removed, owner didn't get a chance to reinstall the deck).
 ***** OPEN HOUSE - Sun 2-4:00 pm *****

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088

	154 Gore Vale Ave		Sold: \$1,815,000
	Toronto Ontario M6J 2R6		List: \$1,895,000
	Toronto C01 Trinity-Bellwoods Toronto		
	Taxes: \$9,712.64/2025	For: Sale	% Dif: 96
Sold Date: 02/13/2026			
SPIS: No		Last Status: SLD	DOM: 12
Semi-Detached		Fronting On: W	Rms: 9 + 3
Link:		Acreage:	Bedrooms: 5 + 1
2 1/2 Storey		19.78 x 139.5 Feet	Washrooms: 2
		Irreg:	1x4x2nd, 1x4xBsmt
		Rear measure 23.71	
Dir/Cross St: Dundas St West and Ossington Ave			
Directions: Dundas St West and Ossington Ave			

MLS#: C12747060		PIN#: 212450074	
Legal: PTLT2-3PL 1127CITYWESTASINCT4238;S/T&T/WCT4238;			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Fin W/O / criteria.basementFeatures,yn.Development	Drive:	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: Clear View, Family Room, Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre	Retirement:	
Year Built: 1900	Exterior Feat: Awnings, Landscaped, Patio, Porch	Accessibility	
Apx Sqft: 2000-2500	Interior Feat: In-Law Capability, Storage	Feat:	Accessible Public Transit Nearby,Multiple Entrances
Lot Size Source: GeoWarehouse		HST Applicable to	Not Subject to HST
Roof: Asphalt Shingle		Sale Price:	
Foundation: Block, Brick, Concrete		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	Available
Laundry lev: Lower		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	12.83	x 12.83	
2	Dining	Main	12.76	x 11.15	
3	Kitchen	Main	14.6	x 11.32	
4	Den	Main	11.84	x 11.42	
5	Prim Bdrm	2nd	17.16	x 10.76	
6	2nd Br	2nd	12.99	x 11.15	
7	3rd Br	2nd	11.32	x 8.99	
8	4th Br	3rd	17.16	x 9.15	
9	5th Br	3rd	11.25	x 9.68	
10	Rec	Bsmt	41.01	x 11.42	
11	Cold/Cant	Bsmt	16.99	x 8.43	
12	Sitting	Bsmt	12.01	x 11.42	
13	Laundry	Bsmt	0	0	

Client Remks: Perched on a quiet one-way street, 154 Gore Vale Avenue is one of only four homes adorned with a double garage accessed via a rear laneway adjacent to Trinity Bellwoods Park. This is not a "steps to" location-the property physically abuts the park, delivering uninterrupted park views at the rear, with open city skyline views to the front. Surprisingly wide and exceptionally long, the home sits on a nearly 140-ft deep lot, with a sprawling garden in the back yard, and over 21 foot wide rear. Positioned on the west side of Gore Vale Avenue, this century home offers long-term value that simply does not exist elsewhere in the neighbourhood. The property features a 2-storey brick residence with a full, finished walkout basement, thoughtfully updated, while preserving much of its original character. For families, this is a rare opportunity to live in as is, or to renovate and customize a true forever home directly on Toronto's most iconic park, tailoring the layout and finishes to a long-term lifestyle while knowing the location itself can never be compromised. For builders and developers, this represents a guaranteed west-side address, where park proximity, walkability, and enduring desirability are already established value and assure a strong resale client base. The main floor is traditionally laid out and well-proportioned, anchored by a wide family room and adjacent dining area, a large family-sized kitchen, and a rear den with a walkout to the backyard and park. The upper two levels offer five large bedrooms, with front large terrace with cityscape views, while the third floor presents exceptional potential for conversion into a substantial primary suite with remarkable 360-degree views. Surrounded by the restaurants, boutiques, and cultural energy that define West Queen West, 154 Gore Vale Avenue stands as a truly irreplaceable offering-whether envisioned as a bespoke family residence or a landmark redevelopment in one of Toronto's most celebrated neighbourhoods.

Inclusions: All ELF and Window covers and appliances

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



316 Shaw St		Sold: \$1,750,000
Toronto Ontario M6J 2X2		List: \$1,898,000
Toronto C01 Trinity-Bellwoods Toronto		
Taxes: \$8,845/2025	For: Sale	% Dif: 92
Sold Date: 06/11/2026		
SPIS: No	Last Status: SLD	DOM: 23
Semi-Detached	Fronting On: W	Rms: 10 + 3
Link:	Acreage:	Bedrooms: 5 + 1
2 1/2 Storey	23.9 x 135.37 Feet	Washrooms: 2
	Irreg:	1x5x2nd, 1x3xBsmt
Dir/Cross St: Dundas St W & Shaw Street Directions: Shaw &Dundas St W		

MLS#: C13142850 **PIN#:** 212730238
Legal: PT LT 14 BLK B PL D29 TORONTO AS IN CA258409; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 3	Cable TV:
Basement: Finished / Sep Entrance	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: Inground	Waterfront:
Apx Age:	Prop Feat: Family Room, Park, Public	Retirement:
Apx Sqft: 1500-2000	Transit, School	HST Applicable to Included In
Roof: Tile, Metal	Interior Feat: Auto Garage Door	Sale Price:
Foundation: Concrete Block	Remote, Built-In Oven, Bar Fridge, In-Law	Farm/Agr:
Assessment: POTL:	Capability, Storage, Water Meter, Water	Oth Struct: Garden Shed, Workshop
POTL Mo Fee:	Heater, On Demand Water Heater, Carpet	Survey Type: Unknown
Laundry lev:	Free, Countertop Range, Floor Drain,	Spec Desig: Unknown
	Guest Accommodations, In-Law Suite,	
	Workbench	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 10.47	Hardwood Floor	Window	Crown Moulding
2	Dining	Main	13.55	x 11.38	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	13.55	x 9.71	Breakfast Bar	Stone Counter	Ceramic Floor
4	Prim Bdrm	2nd	13.39	x 10.6	Casement Windows	Closet	Hardwood Floor
5	2nd Br	2nd	15.22	x 12.07	Window	Hardwood Floor	Closet
6	3rd Br	2nd	10.6	x 10.04	Window	Hardwood Floor	
7	4th Br	3rd	14.73	x 13.32	Hardwood Floor	Casement Windows	Crown Moulding
8	5th Br	3rd	14.73	x 11.06	Hardwood Floor	Casement Windows	W/I Closet
9	Rec	Bsmt	22.41	x 13.02	Wet Bar	Above Grade Window	Laminate
10	Laundry	Bsmt	10.01	x 7.55	Ceramic Floor		
11	Br	Bsmt	9.88	x 6.5	Hardwood Floor	Backsplash	Finished
12	Cold/Cant	Bsmt	7.55	x 5.18	Finished	Window	

Client Remks: Welcome to 316 Shaw Street - a rare opportunity to own a large beautifully upgraded semi-detached home in the heart of vibrant Trinity-Bellwoods. Situated on an extra-deep lot, this spacious 2-storey residence offers 5+1 bedrooms, 2 bathrooms, and exceptional indoor-outdoor living. Featuring hardwood floors, crown moulding, bay windows, and abundant natural light throughout, the home blends timeless character with modern functionality. The renovated eat-in kitchen boasts stone countertops, a breakfast bar, and walkout access to a private backyard oasis complete with an inground heated saltwater pool, cabana, built-in BBQ, and entertaining area. A detached 3-car garage with laneway housing potential offers incredible future value. Finished basement with separate entrance, wet bar, cantina, and additional bedroom provides flexible living space. Steps to Trinity Bellwoods Park, Queen West, Dundas West shops, cafes, restaurants, TTC, and top-rated schools. Exceptional opportunity in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Range hood, On Demand Water Heater, Furnace, A/C & Equipment, Pool pump & Heater, Cabana, All ELFs, Existing Window coverings.

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392

	15 Gore Vale Ave Toronto Ontario M6J 2R5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$18,319/2026 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 45		Sold: \$1,350,000 List: \$1,899,000 For: Sale % Dif: 71		
	Multiplex Link: Other		Fronting On: E Acreage: 105.78 x 20.01 Feet Irreg: irregular lot Dir/Cross St: Queen St W/Gore Vale Directions: Queen St W/Gore Vale		
			Rms: 37 Bedrooms: 7 + 4 Washrooms: 10		
MLS#: C12842356 Legal: PT BLK B PL 758 CITY WEST AS IN CT410317; S/T & T/W CT410317; CITY OF TORONTO PIN#: 212460131					
Kitchens: 10 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Other Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None		Zoning: R (D1.0*806) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers 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: 10-unit multi-residential building in prime Trinity-Bellwoods location. Comprised of five 1-bedroom, four bachelor, and one 2-bedroom unit. Exceptional west-end neighbourhood with strong rental demand and walkability. Property offers renovation and rental growth potential. Being sold as-is, where-is with no representations or warranties. Buyer to assume all existing tenants. Ideal opportunity for those looking for a value-add multi-family investment opportunity with upside potential.					
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY Ph: 416-572-1016					



207 Claremont St Toronto Ontario M6J 2N1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,234.63/2025 Sold Date: 03/07/2026 SPIS: No Last Status: SLD DOM: 38			Sold: \$1,950,000 List: \$1,995,000 For: Sale % Dif: 98
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 15 x 60 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 1x2xLower, 1x5x2nd, 1x5x3rd	Dir/Cross St: Dundas and Claremont Directions: Claremont north from Dundas

MLS#: C12734758 **PIN#:** 212500648
Legal: PART OF LOT 1, PLAN D-273, DESIGNATED AS PARTS 23 AND 83, PLAN 66R-26641 T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 2312 SUBJECT TO AN EASEMENT OVER PART OF LOT 1, PLAN D-273, DESIGNATED AS PART 83, PLAN 66R-26641 IN FAVOUR OF PART OF LOTS 1 AND 2, PLAN D-273, DESIGNATED AS PARTS 22 AND 82, PLAN 66R-26641 AS IN AT3247237 SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3303986 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT3326938 SUBJECT TO AN EASEMEN

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: Survey Roof: Membrane Foundation: Concrete Assessment: POTL: Y POTL Mo Fee: 205.01 Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free, Separate Heating Controls	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST 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	5.97	x 4.76	Porcelain Floor	Large Closet	
2	Living	Main	10.24	x 14.01	Hardwood Floor	Gas Fireplace	W/O To Garden
3	Dining	Main	10.24	x 12.8	Hardwood Floor	O/Looks Frontyard	West View
4	Kitchen	Main	10.93	x 12.8	Corian Counter	Modern Kitchen	B/I Appliances
5	2nd Br	2nd	10.2	x 11.81	Large Closet	West View	Hardwood Floor
6	3rd Br	2nd	10.01	x 11.81	Large Closet	East View	Hardwood Floor
7	Laundry	2nd	6.23	x 7.22	Porcelain Floor		
8	Prim Bdrm	3rd	14.83	x 14.01	West View	W/O To Terrace	W/I Closet
9	Den	Lower	14.44	x 8.79	Porcelain Floor	Window	
10	Powder Rm	Lower	10.01	x 5.25	Porcelain Floor		

Client Remks: Welcome to this bright and spacious home at Trinity Bellwoods Townhomes, ideal for anyone craving modern living in an outstanding neighbourhood. This freehold townhome is defined by a great floorplan, leafy views, a clean modern interior, and a seamless layout ideal for both daily living and superb entertaining. Ten-foot ceilings on the main level frame an expansive chefs kitchen with a generous dining room and a refined living space with custom gas fireplace, built-ins, and walkout to a private urban garden with gas and water connections. Upstairs, you'll find three bedrooms including a remarkable full-floor primary suite with walk-in closet, spa-like ensuite with soaker tub, and a private terrace with quiet views over Trinity Bellwoods. 2nd floor laundry for added convenience. The lower level offers a flexible family room / den / home office, powder room, and direct access to a secure and oversized underground garage. A rare end home in a thoughtfully designed community, just moments to College, Dundas West, Queen West and the park.

Inclusions: All existing light fixtures, appliances, washer and drier, window coverings, 2 furnaces and air conditioning units, bbq, all TVs
Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



258 Manning Ave			Sold: \$1,870,000
Toronto Ontario M6J 2K7			List: \$1,995,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$7,759.56/2025	For: Sale	% Dif: 94	
Sold Date: 04/11/2026			
SPIS: No	Last Status: SLD	DOM: 47	
Att/Row/Twnhouse	Fronting On: W	Rms: 10	
Link:	Acreage:	Bedrooms: 3	
3-Storey	13.48 x 59.48 Feet	Washrooms: 3	
	Irreg:	1x4x3rd, 1x4x2nd, 1x2xLower	
Dir/Cross St: Manning Avenue and Dundas Street West			
Directions: Manning Avenue and Dundas Street West			

MLS#: C12818970 **PIN#:** 212500669
Legal: PART OF LOT 7, IN BLOCK F, EAST SIDE OF CLAREMONT

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Apx Sqft: 1500-2000 Roof: Flat, Membrane Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Exterior Feat: Landscaped Interior Feat: Built-In Oven, Central Vacuum, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	A Hydro: Yes Phone: A Municipal Sewers Hot Water Heater Not Subject to HST Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	12.3	x 18.6	B/I Appliances
2	Living	Ground	12.3	x 11.19	B/I Shelves
3	Dining	Ground	12.3	x 7.58	B/I Shelves
4	2nd Br	2nd	10.07	x 12.93	B/I Closet
5	3rd Br	2nd	9.94	x 10.17	B/I Closet
6	Prim Bdrm	3rd	12.3	x 24.18	W/I Closet
7	Bathroom	3rd	12.3	x 10.79	4 Pc Ensuite
8	Bathroom	2nd	5.45	x 11.98	4 Pc Bath
9	Bathroom	Bsmt	4.82	x 4.86	2 Pc Bath
10	Den	Bsmt	7.15	x 13.35	

Client Remks: Welcome to 258 Manning Avenue, one of just 42 homes in the award-winning Trinity Towns development by Urban Capital & Shram Homes. Bright, east-facing with premium CN Tower views, this sleek modern townhome is positioned second from the end on the coveted Manning-facing side of the community-offering enhanced privacy and an exceptional streetscape presence. Thoughtfully designed with a highly efficient open-concept layout and no wasted space, the home is defined by lofty 10-foot ceilings and dramatic 10-foot glass walls that flood the main level with natural light throughout the day. Clean architectural lines frame a chef-inspired kitchen, generous dining area, and elegant living space that seamlessly connects to a massive private terrace with gas and water connections-perfect for effortless indoor-outdoor entertaining. Upstairs, three well-appointed bedrooms provide exceptional comfort and privacy. The full-floor primary retreat features a spacious walk-in closet with custom organizers, an additional wall-to-wall closet for abundant storage, and a spa-inspired ensuite complete with a designer soaker tub, oversized walk-in shower, and double vanity. Second-floor laundry adds everyday convenience. The lower level offers a versatile family room, den, or home office, a powder room, and direct access to a secure oversized underground garage equipped with an electric vehicle charger. Central vacuum adds another layer of modern comfort. A rare opportunity in an architecturally admired community, just moments to Trinity Bellwoods Park and the vibrant energy of College, Dundas West, and Queen West. Welcome home!

Inclusions: All ELF and appliances.
Listing Contracted With: TORONTO CENTRAL INC. **Ph:** 416-570-0063



88 Grace St			Sold: \$2,200,000
Toronto Ontario M6J 2S2			List: \$1,999,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$9,591.99/2025	For: Sale		% Dif: 110
Sold Date: 04/27/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: W	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	18 x 102.5 Feet	Washrooms: 3	
	Irreg:	1x3x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas and Grace St Directions: Dundas and Grace St			

MLS#: C13020106

PIN#: 212510520

Legal: PT LT 63 PL 748 CITY WEST AS IN CA775898; S/T & T/W CA775898; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:
Apx Sqft: 2000-2500	Exterior Feat: Deck, Porch	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Bar Fridge, Water Heater	Sale Price:
Foundation: Brick	Security Feat: Alarm System	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.33	x 4.17	Tile Floor		
2	Living	Main	14.99	x 10.5	Hardwood Floor	Fireplace	Pot Lights
3	Dining	Main	17.32	x 12.01	Hardwood Floor	Pot Lights	Window
4	Kitchen	Main	18.18	x 12.07	Renovated	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	15.75	x 15.16	Hardwood Floor	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	9.58	x 12.24	Hardwood Floor	Closet	Large Window
7	Family	2nd	16.24	x 12.24	Wet Bar	W/O To Deck	Hardwood Floor
8	3rd Br	2nd	14.99	x 15.16	Large Window	Hardwood Floor	Ceiling Fan
9	Rec	Bsmt	31	x 10.33	Broadloom	3 Pc Bath	Above Grade Window
10	Laundry	Bsmt	11.42	x 14.17			

Client Remks: Whoever Said You Can't Have It All, Obviously Hadn't Seen 88 Grace Street. It's Stylish, Spacious with 3250sf of living space (2245sf above grade), Stunningly Renovated From Top To Bottom, Has Private Rear Lane Parking And It's In The Heart Of Trinity Bellwoods. Features Include A Spacious Foyer With Herringbone Tile And Built-in Niche, Open Concept Main Floor With Wide Plank Hardwood Flooring, A Wood Burning Fireplace, Pot Lights And Walkout To An Oversized Deck with Private Lane Parking. The Kitchen Is Absolutely Gorgeous With Stone Counters, High End Stainless Steel Appliances, Custom Island With Live Edge Seating And Built-in Open Shelving. The Second Floor Features A Spacious Primary Bedroom With Walk-in Closet, A Stacked Washer And Dryer And An Incredible Spa-like Bathroom With A Curbless Shower, Claw-foot Tub, Radiant Heating And Enclosed Toilet Room. The Comfortable Second Bedroom And Renovated Main Bathroom Completes The Second Floor. On The Third Level Enjoy A Spacious And Cozy Family Room With Wet Bar, Wine Fridge And Walkout To A Private Roof Top Terrace And A Third Roomy Bedroom. The Basement Is Newly Renovated And Features A Large Bright Recreation Room With Above Grade Windows, An Absolutely Stunning Designer Bathroom And A Large Laundry And Mechanical Room. For Comfort Enjoy 5 Split Air Conditioner Units Throughout The Home, Hardwired Sonos Sound System, 200 Amp Electrical Panel, 2 Wood Burning Fireplaces, Remote Controlled Blinds on the Main Floor, High End Appliances, Private Lane Way Parking and So Much More.

Inclusions: Thermador Gas Range, Thermador Refrigerator with Bottom Freezer, Thermador Vent Hood, Integrated Dishwasher, Stainless Steel Built-in Microwave, Two (2) Wine Fridges, LG Front Loading Washer, LG Front Loading Dryer, Stacked Washer and Dryer (Primary Bedroom), All Window Coverings and Blinds, Five (5) Split Air Conditioner Units, Two (2) Wood Burning Fireplaces, Hardwired Sonos Sound System, High Efficiency Gas Fired Boiler, Gas BBQ Hookup.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



295 Roxton Rd Toronto Ontario M6G 3R1 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,848/2025 For: Sale % Dif: 108 Sold Date: 04/03/2026 SPIS: No Last Status: SLD DOM: 15		
Sold: \$2,150,000 List: \$1,999,000		
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 14.04 x 128.09 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3xBsmt, 2x4x2nd, 1x5x3rd
Dir/Cross St: Ossington/College Directions: College to Roxton		

MLS#: C12899350 **PIN#:** 212720327
Legal: PART OF LOTS 30 AND 31 ON PLN 302 DESIGNATED AS PART 23 ON PLN 66R-26997 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2018/08/29 AS IN AT3392550 CITY OF TORONTO

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: Year Built: 2013 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Flat, Asphalt Rolled Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Deck, Patio Interior Feat: Carpet Free, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Tankless Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.59	x 3.44	Hardwood Floor	Closet	2 Pc Bath
2	Dining	Main	16.44	x 9.19	Open Concept	Hardwood Floor	Open Stairs
3	Living	Main	16.7	x 12.96	W/O To Deck	Hardwood Floor	Open Concept
4	Kitchen	Main	18.18	x 12.96	Corian Counter	Breakfast Bar	Stainless Steel Appl
5	2nd Br	2nd	13.29	x 12.96	4 Pc Ensuite	W/O To Balcony	Large Closet
6	3rd Br	2nd	11.68	x 12.96	Hardwood Floor	Semi Ensuite	Double Closet
7	Den	2nd	12.86	x 25.33	Hardwood Floor	Open Concept	Open Stairs
8	Prim Bdrm	3rd	17.06	x 12.96	5 Pc Ensuite	His/Hers Closets	W/O To Balcony
9	Rec	Lower	17.13	x 12.5	Heated Floor	W/O To Garden	Vinyl Floor
10	Br	Lower	12.73	x 12.5	Heated Floor	3 Pc Bath	W/O To Yard

Client Remks: A truly exceptional freehold townhome where refined design meets luxurious urban living, located in Toronto's iconic Little Italy. Designed by Cecconi Simone and Richard Wengle, this residence blends sophisticated aesthetics with everyday functionality. The entire third floor is dedicated to a magnificent primary suite: an urban retreat featuring a spacious bedroom, two fully customized walk-in closets & a spa-inspired ensuite with oversized tub, double sinks, rain shower, heated floors, and elegant finishes. A private beverage station and a balcony with skyline views complete this serene sanctuary. The second floor offers two bedrooms, each with its own 4-piece ensuite & heated floors, plus a versatile den ideal for an office or lounge, a balcony, and a convenient laundry area. The main floor impresses with 12-ft ceilings, a formal dining area, and a stunning modern chef's kitchen equipped with integrated Miele appliances, induction cooktop, built-in oven, coffee machine, and wine fridge. The inviting family room opens to a private patio with BBQ gas line, perfect for entertaining. The walk-out basement, rarely found in the area, adds exceptional versatility with a bedroom, full bath, kitchen and laundry rough-ins, in-floor hydronic radiant heating, and separate entrances; ideal as a guest suite or income property. Additional highlights include smart Nest home automation, upgraded basement front & patio doors (bsmt & main), high basement ceilings, & an oversized detached laneway garage with remote access. Steps from renowned restaurants, cafes, Trinity Bellwoods Park, Kensington Market, and the West-End YMCA, this remarkable home perfectly combines style, comfort, and location in one of Toronto's most vibrant neighbourhoods.

Inclusions: Includes Miele Fridge, B/I Oven, Microwave, Induction cooktop, Range Hood, Dishwasher, and B/I automatic espresso machine. Frigidaire wine cooler. LG Washer & Dryer, All Lighting Fixtures, B/I Banquette In Dining Room, Gas Line On Terrace, Mits Air Heat Pump (Heating and cooling capabilities, 2024 Owned), Rinnai tankless combi boiler, 2026 (leased), 2 large Proslat walls installed for efficient storage.

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600



215 Grace St Toronto Ontario M6G 3A7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,660/2025 For: Sale % Dif: 95 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 27		
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 24.67 x 131 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: College St and Grace St Directions: College St and Grace St		

MLS#: C12971848 **PIN#:** 212520320
Legal: PT LT F PL 1168 TORONTO AS IN CT78416; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 2 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	Family	Main	11.98	x 10.01	Hardwood Floor	Open Concept	Crown Moulding
2	Living	Main	11.98	x 8.33	Hardwood Floor	Open Concept	Crown Moulding
3	Dining	Main	10.83	x 6.23	Hardwood Floor	Pot Lights	
4	Kitchen	Main	16.24	x 12.93	Tile Floor	Centre Island	W/O To Deck
5	Prim Bdrm	2nd	14.57	x 10.83	Hardwood Floor	W/I Closet	W/O To Deck
6	2nd Br	2nd	10.4	x 8.86	Hardwood Floor	Bay Window	Large Closet
7	3rd Br	2nd	10.01	x 10.01	Hardwood Floor	Large Closet	
8	4th Br	3rd	12.47	x 10.4	Hardwood Floor	W/I Closet	
9	Other	3rd	12.07	x 10.4	Hardwood Floor	3 Pc Bath	Juliette Balcony
10	Rec	Bsmt	15.42	x 11.81	Tile Floor	Pot Lights	
11	Other	Bsmt	9.51	x 5.91	Tile Floor		
12	Laundry	Bsmt	10.66	x 7.97	Tile Floor		

Client Remks: Welcome to this exceptional stone and stucco semi in the heart of Palmerston-Little Italy, set on one of Toronto's most coveted streets. Spanning 3 storeys, this 4-bedroom residence masterfully blends timeless elegance with refined modern living. The main floor impresses with a gracious foyer with a walk-in closet, a seamless open-concept layout designed for upscale entertaining. A chef-inspired kitchen anchors the space, featuring custom cabinetry, stainless steel appliances, black granite countertops and backsplash, a statement island, and a charming breakfast bar-flowing effortlessly to a private backyard deck. Upstairs, the primary bedroom offers a walk-in closet and walkout to a rare, oversized terrace-your own elevated retreat while the additional bedrooms are generously sized. Third-floor level provides a private space with bedroom, three piece bathroom, Juliette balcony, and flexible additional space. The fully finished lower level adds versatility with recreation space, full bathroom, roughed-in kitchen, laundry and cold room. Complete with a charming front porch and a detached two vehicle laneway garage. Just steps to College Street's premier dining, cafes, boutiques, parks, and top schools. This is City living at its finest. This property has been virtually staged.

Inclusions: Gas Burner & Equipment, Air Conditioning Unit, All Electrical Light Fixtures, All Window Coverings. Main Floor Kitchen Appliances: Fridge, Stove, Dishwasher. Washer and Dryer. All Inclusions in "As-Is" condition.

Listing Contracted With: RE/MAX PREMIER INC. **Ph:** 416-743-2000



11 Delaware Ave Toronto Ontario M6H 2S8 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$10,768.36/2025 For: Sale % Dif: 96 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 1		
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 24 x 139 Feet Irreg:	Rms: 12 + 2 Bedrooms: 5 Washrooms: 3 1x2xMain, 1x4x2nd, 1x2x3rd
Dir/Cross St: College Street/Dovercourt Road Directions: From Dovercourt go east on Dewson, then south on Delaware		

MLS#: C13024024 **PIN#:** 212800211
Legal: LT 9 PL 1166 TORONTO ; S/T & T/W CT768630; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone, Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 12.47	Bay Window	B/I Bookcase	Hardwood Floor
2	Dining	Main	14.11	x 19.36	Combined W/Family	Pot Lights	Hardwood Floor
3	Family	Main	14.11	x 19.36	Combined W/Dining	Large Window	Hardwood Floor
4	Kitchen	Main	19.36	x 7.87	Galley Kitchen	Custom Backsplash	W/O To Garage
5	Breakfast	Main	9.51	x 10.17	B/I Shelves	Hardwood Floor	O/Looks Garden
6	Prim Bdrm	2nd	14.11	x 18.37	Bay Window	Hardwood Floor	Combined W/Den
7	Br	2nd	14.76	x 9.19	Hardwood Floor	B/I Bookcase	
8	Br	2nd	11.81	x 12.14	Hardwood Floor	Window	Closet
9	Office	2nd	9.19	x 9.84	Hardwood Floor	Closet	Large Window
10	Laundry	2nd	12.8	x 7.87	Laundry Sink	Large Window	O/Looks Backyard
11	Br	3rd	11.81	x 13.45	Hardwood Floor	Window	Closet
12	Br	3rd	11.15	x 15.75	Hardwood Floor	Closet	W/O To Balcony
13	Rec	Bsmt	18.04	x 18.7	Broadloom	Pot Lights	Above Grade Window
14	Furnace	Bsmt	15.09	x 18.7			

Client Remks: Welcome to 11 Delaware Ave, a beautifully updated 2.5-storey semi in the heart of Dufferin Grove, offering over 3,300 sq ft of total living space. This 5-bedroom 3-bathroom home blends timeless character with thoughtful modern updates throughout. The main floor is a true highlight-featuring a bright front living room with a bay window, custom built-ins, and rich hardwood floors that flow seamlessly throughout. The space transitions into a semi open-concept airy layout with a spacious dining area, inviting family room, and a well-appointed galley kitchen with ample cabinet space, quartz counters & subway backsplash, all complemented by a sun-filled breakfast area overlooking the garden. Upstairs, you'll find well-proportioned bedrooms with continued hardwood flooring and the convenience of second-floor laundry and sun filled office that overlooks the garden. The third level adds flexibility with additional living space and a walk-out to a private deck-perfect for relaxing or entertaining. The lush backyard is a true urban oasis, ideal for gatherings and complete with city skyline view. With charming curb appeal and rare front yard parking, this home stands out on the street. Originally configured as a multi-unit property, it has been thoughtfully converted into a spacious single-family home, offering versatility for a variety of end users. Steps to parks, cafes, transit, Ossington Ave, Dundas St W and Little Italy. This is a standout opportunity in one of Toronto's most vibrant neighbourhoods.

Inclusions: Refrigerator, Stove, Dishwasher, rangehood, washer, dryer, all electrical light fixtures, all window coverings, gas burner and equipment, 2yr old 4-zone ductless heat pump system(heating & cooling). Home inspection and floor plans available

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355

	555 Markham St Toronto Ontario M6G 2L6 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$2,100,000 List: \$2,150,000
	Taxes: \$13,159/2025 Sold Date: 03/10/2026 SPIS: No Last Status: SLD DOM: 14	For: Sale % Dif: 98	
	Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 22 x 125 Feet Irreg:	Rms: 10 + 4 Bedrooms: 5 + 2 Washrooms: 3 1x4xMain, 1x5x2nd, 1x3xBsmt
	Dir/Cross St: Bathurst St / Bloor St W Directions: Bathurst St / Bloor St W		

MLS#: C12814296 **PIN#:** 212540225
Legal: PT LT 8 PL 636 CITY WEST AS IN CA455350; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Place Of Worship, Public Transit, School Exterior Feat: Porch, Deck Interior Feat: Carpet Free, Built-In Oven, On Demand Water Heater	Zoning: R(d0.6*735) Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	13.42	x 17.09	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	16.01	x 12.66	Hardwood Floor	Bay Window	Pocket Doors
3	Kitchen	Main	17.65	x 12.01	Centre Island	W/O To Yard	Renovated
4	Office	Main	7.35	x 10.99	Hardwood Floor	Skylight	O/Looks Backyard
5	Prim Bdrm	2nd	17.59	x 13.58	Hardwood Floor	Closed Fireplace	Closet
6	2nd Br	2nd	14.07	x 12.07	Hardwood Floor	Closet	South View
7	3rd Br	2nd	14.76	x 9.84	Hardwood Floor	Double Closet	East View
8	Laundry	2nd	4.99	x 6	Tile Floor	B/I Shelves	
9	4th Br	3rd	17.59	x 13.58	Wood Floor	Large Closet	West View
10	5th Br	3rd	17.59	x 14.99	Wood Floor	W/O To Sundeck	Large Closet
11	Rec	Lower	13.16	x 18.34	Above Grade Window	Laminate	3 Pc Bath
12	Br	Lower	16.67	x 15.16	Above Grade Window	Laminate	
13	Br	Lower	10.01	x 12.99	Above Grade Window	Laminate	

Client Remks: Approx. 4,000 Sq.Ft. Of Finished Living Space Across Four Levels, Rare Two-Car Garage With Laneway Suite Potential, Private Rooftop Terrace With Skyline Views, And Prime Location In The Heart Of Palmerston-Little Italy South Of Bloor St W. Situated In One Of Toronto's Most Vibrant And Desirable Neighbourhoods, This Substantial Residence Offers Exceptional Scale And Flexibility For End Users Or Investors Seeking Long-Term Value. Bright Interiors Feature Engineered Hardwood Flooring, Updated Windows, And A Spacious Kitchen With Large Island And Walk-In Pantry Opening To A Sunken Family Room Overlooking A Private Urban Garden. Five Bedrooms Span The Upper Levels, Including A Top-Floor Retreat With Direct Access To A Rooftop Terrace. The Finished Lower Level Provides Additional Living Space With Excellent Ceiling Height. Equipped With High-Efficiency Mechanical Systems For Year-Round Comfort. Steps To The University Of Toronto, Transit, Restaurants, Cafes, Parks, And Cultural Landmarks Including Yorkville And The ROM, With Easy Access To Both Subway Lines And Top-Ranked Schools Nearby. Property Being Sold Under Power Of Sale And Sold In 'As Is, Where Is' Condition.

Inclusions: All Existing Stainless Steel Kitchen Appliances Including Refrigerator, Stove, Range Hood And Dishwasher; Washer And Dryer; All Existing Electrical Light Fixtures; And All Existing Window Coverings, All In "As Is, Where Is" Condition And Subject To What Remains On The Property At Completion.

Listing Contracted With: SMART SOLD REALTY **Ph:** 647-564-4990



500 Shaw St Toronto Ontario M6G 3L3 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,599.52/2025 For: Sale % Dif: 93 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,130,000 List: \$2,295,000
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 14.17 x 118.68 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x6x3rd, 1x3xLower	Dir/Cross St: College St & Ossington Ave Directions: College St & Ossington Ave

MLS#: C12908882 **PIN#:** 212720331
Legal: PART OF LOT 28 ON PLN 302 DESIGNATED AS PART 27 ON PLN 66R-26997 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2018/08/29 AS IN AT3392550 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Deck, Landscaped, Patio Interior Feat: Carpet Free, Built-In Oven, Countertop Range	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	Dining	Main	15.68	x 9.68	Recessed Lights	Large Window	Tile Floor
2	Kitchen	Main	17.16	x 9.68	Centre Island	B/I Appliances	Pantry
3	Living	Main	17.49	x 13.32	W/O To Deck	Hardwood Floor	Double Closet
4	2nd Br	2nd	10.99	x 10.76	W/O To Balcony	Double Closet	Hardwood Floor
5	3rd Br	2nd	11.91	x 10.99	Double Closet	Hardwood Floor	Large Window
6	Den	2nd	9.84	x 9.68	Open Concept	Hardwood Floor	Recessed Lights
7	Prim Bdrm	3rd	17.75	x 13.32	W/O To Balcony	W/I Closet	6 Pc Bath
8	Kitchen	Lower	19.16	x 4.99	Galley Kitchen	Stainless Steel Appl	Stone Counter
9	Living	Lower	14.24	x 12.83	Vinyl Floor	Recessed Lights	
10	Br	Lower	12.66	x 10.83	Vinyl Floor	Large Closet	Closet Organizers

Client Remks: Located in the heart of Little Italy, 500 Shaw Street is a contemporary freehold designed by Ciccone Simone and Richard Wengle, offering nearly 3,000 sq ft across four thoughtfully planned levels. The home blends striking architecture with exceptional functionality, featuring extensive integrated storage, including oversized closets and custom built-ins. At its core is a refined chef's kitchen with quartz surfaces, integrated Miele appliances, and generous cabinetry. Open living and dining areas flow seamlessly to a professionally landscaped garden with a custom deck, water feature, and ambient lighting, ideal for entertaining or quiet evenings. The second level includes two well-proportioned bedrooms and a versatile den, perfect as a home office or additional living space, along with a beautifully finished four-piece bath and laundry. The entire third floor is dedicated to the primary suite, offering a private retreat with a terrace showcasing CN Tower and city views, a custom dressing room, and a spa-inspired ensuite with a freestanding jetted tub, double rain shower, and heated floors. The fully self-contained lower level includes its own entrance, kitchen, bathroom, and laundry, ideal for guests, extended family, or income potential. Additional features include smart home automation, enhanced security, and an oversized detached laneway garage. Located between College and Harbord, the home is just steps away from many of Toronto's most celebrated dining experiences. The restaurants, cafes, and wine bars of Ossington and College are just a five-minute walk from the front door, while Trinity Bellwoods Park, neighbourhood shops, and everyday essentials are also close by. Streetcars along both corridors and nearby Ossington Station provide effortless access across the city. A rare opportunity to live in a thoughtfully designed modern townhouse, with low maintenance, in one of Toronto's most sought-after neighbourhoods.

Inclusions: Upgraded throughout! Miele Fridge, Miele Convection Wall Oven, Miele Integrated Dishwasher, Miele Gas Cooktop, Miele Range Hood, Panasonic Microwave, Frigidaire Fridge, Frigidaire Range, Frigidaire Dishwasher, Hood-fan & Sanyo Microwave. Samsung Front Load Washer/Dryer (2), All Light Fixtures, All Custom Window Coverings & Draperies, Power Window Blind with remote (Living Room), Lutron Lighting System, All Closet Organizers, Sonos Home Sound System with Built-in Speakers, Three in-wall Touch Panels & Ring Camera.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



520 Manning Ave			Sold: \$2,200,520		
Toronto Ontario M6G 2V7			List: \$2,299,000		
Toronto C01 Palmerston-Little Italy Toronto					
Taxes: \$9,620.64/2025		For: Sale	% Dif: 96		
Sold Date: 01/08/2026					
SPIS: No	Last Status: SLD	DOM: 178			
Semi-Detached	Fronting On: W	Rms: 7 + 3			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	21.67 x 123 Feet	Washrooms: 4			
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x4xBsmt			
Dir/Cross St: Bathurst & Harbord			Directions: Bathurst & Harbord		

MLS#: C12283576 **PIN#:** 212520559

Legal: LT 7 PL 389 TORONTO; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A Hydro: Yes
Basement: Full / Finished	Drive: Lane, Private, Private Double	Gas: Yes Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 2	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: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Retirement:
Year Built: 1880	Exterior Feat: Porch, Patio	HST Applicable to Sale Price: Included In
Apx Sqft: 1500-2000	Interior Feat: On Demand Water Heater, Sump Pump, Water Heater Owned	Farm/Agr:
Roof: Shingles	Security Feat: Smoke Detector, Carbon Monoxide Detectors	Oth Struct: Garden Shed
Foundation: Unknown		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.63	x 4.49	Closet	Ceramic Floor	
2	Living	Main	13.25	x 21.56	Fireplace	Bay Window	B/I Shelves
3	Dining	Main	19.19	x 11.55	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	10.4	x 18.31	Large Window	Quartz Counter	Custom Counter
5	Prim Bdrm	2nd	15.49	x 13.88	Hardwood Floor	Closet	Ensuite Bath
6	2nd Br	2nd	13.35	x 11.42	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	11.35	x 10.27	Hardwood Floor	Window	Closet
8	Rec	Bsmt	18.18	x 16.14	Heated Floor	Pot Lights	Renovated
9	Br	Bsmt	9.94	x 18.77	Window	Closet	Pot Lights
10	Utility	Bsmt	7.25	x 9.48	Separate Rm	Sump Pump	

Client Remks: Discover Your Family's Dream Home In The Heart Of Vibrant Downtown Toronto! This Beautifully Renovated, Approximately 2500 Square Foot Semi-Detached Residence Offers An Exceptional Blend Of Modern Comfort And Classic Victorian Era Charm. Step Inside And Be Greeted By A Bright, Open-Concept Living Space, Enhanced By Impressive 10-Foot Ceilings That Create An Airy And Spacious Atmosphere, Perfect For Entertaining And Family Gatherings. The West-Facing Kitchen And Dining Area Are Bathed In Natural Light, Creating A Warm And Inviting Atmosphere. A Convenient Powder Room And Spacious Entrance Closet Add To The Main Floor's Functionality. The Main And Second Levels Feature Elegant Oak Flooring, Adding A Touch Of Timeless Sophistication. This Home Boasts Three Generously Sized Bedrooms, Including A Master Suite With Ample Closet Space, And The Second Floor Also Includes The Very Convenient Addition Of A Laundry Closet. The Recently Finished 8-Foot Basement Is A True Highlight, Featuring Radiant In-Floor Heating, A Spa-Like Bathroom With A Luxurious Hot Tub And Shower, A Spacious Recreation Room Perfect For Family Activities, And A Separate Bedroom Ideal For Guests. Recent Upgrades, Including A New Furnace, Boiler, Electrical Panel And A Replaced City Water Main, Ensure Worry Free Living. Outside, The Bright, West-Facing Landscaped Backyard Is A Private Oasis On This 21+ Ft Lot, Shielded From Neighboring Windows, Providing An Ideal Space For Children To Play Safely And For Hosting Outdoor Gatherings. Enjoy The Convenience Of Two Dedicated Parking Spaces, A Rare Find In This Sought-After Downtown Location. Located Within Walking Distance Of Three Parks, Christie Subway Station, The University Of Toronto, Hospitals, Little Italy, Korea Town, The Annex, And Chinatown, This Home Offers Unparalleled Access To The City's Best Amenities. Don't Miss This Opportunity To Own A Piece Of Downtown Toronto Paradise.

Inclusions: All Stainless Steel Kitchen Appliances (KitchenAid Fridge, GE Gas Stove, KitchenAid Exhaust, Bosch 300 Series Dishwasher), Built-In Shelves & Organizers, Frigidaire Washer & Dryer, All Electric Light Fixtures, All Window Coverings, Large Mirror In Foyer, Nest Thermostat, Security Ring Doorbell, Security Camera And Lights In Backyard Area. Murphy Bed in Basement.

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



221 Crawford St Toronto Ontario M6J 2V5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$10,723/2025 Sold Date: 04/30/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,350,000 List: \$2,649,000 For: Sale % Dif: 89
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15.88 x 118.01 Feet Irreg:	Rms: 11 Bedrooms: 4 + 1 Washrooms: 5 1x5, 2x4, 1x3, 1x2	Dir/Cross St: North of Queen Directions: West side of Trinity Bellwoods Park

MLS#: C12991972 **PIN#:** 212450002
Legal: PT LT 10 BLK C E/S CRAWFORD ST PL 399 DESIGNATED AS PARTS 2 AND 3 ON PLN 66R28385; S/T AND T/W AS IN B61946

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles, Asphalt Rolled Foundation: Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Park, Rec Centre, School Interior Feat: On Demand Water Heater, Sump Pump, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2015 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 221 Crawford Street, situated on the most coveted block of Crawford backing onto Trinity Bellwoods Park. This classic Victorian charmer was transformed in 2016 into an exquisite 4+1 bedroom 5 bathroom residence, featuring 2571 square feet of well curated living space. Step inside to a main level that encourages unrushed family gatherings on relaxed summer afternoons, anchored by a bohemian kitchen that's the stuff of home chef's dreams. The rear walkout takes you to an expansive east facing deck, the beloved park beckoning just beyond. Major bonus: both a powder room and mudroom are neatly packaged into the floorplan. Up to the second floor, where three very good sized bedrooms and two gorgeous full bathrooms await. Tall ceilings and an airy palette set a relaxed mood. One more flight up to a third floor retreat that's worthy of that name, with king bed proportions and a spa-like ensuite. A double door walkout leads to an east facing deck, a magnet for morning coffees and serene views of the park and skyline beyond. The fully finished lower level features a generous rec room, a guest bedroom and yet another full bathroom. Parking is a breeze via extra wide rear laneway. Park life, nature, abundance, genuine character, and carefree living; place a checkmark next to all of these wish list items and more. 221 Crawford beckons you with daily park walks, morning coffee rituals, and impromptu gatherings with those you most cherish. Inclusions: Per Schedule C					
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000					



524 Euclid Ave Toronto Ontario M6G 2T2 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$15,292/2025 For: Sale % Dif: 104 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$3,825,000 List: \$3,695,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 20.78 x 130 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 2 Washrooms: 6 2x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x3xLower Dir/Cross St: Bathurst and College Directions: South of Harbord	

MLS#: C12849594 **PIN#:** 212530196
Legal: PART LOT 317 BLOCK E PLAN 574 CITY WEST AS IN CA672219; SUBJECT TO & TOGETHER WITH CA672219 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers 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	Living	Main	18.04	x 15.75	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	12.47	x 8.86	Open Concept	Built-In Speakers	Hardwood Floor
3	Kitchen	Main	24.61	x 15.75	Centre Island	Pantry	Hardwood Floor
4	Family	Main	17.06	x 10.83	B/I Bookcase	Window Flr to Ceil	W/O To Deck
5	Prim Bdrm	2nd	15.75	x 17.06	5 Pc Ensuite	W/I Closet	W/O To Terrace
6	2nd Br	2nd	15.42	x 15.09	3 Pc Ensuite	B/I Closet	W/O To Balcony
7	3rd Br	3rd	9.51	x 12.8	Sliding Doors	Hardwood Floor	W/O To Terrace
8	4th Br	3rd	15.75	x 13.45	B/I Closet	Picture Window	Hardwood Floor
9	Office	Lower	12.47	x 12.8	2 Pc Ensuite	Pot Lights	Hardwood Floor
10	Br	Lower	12.14	x 10.17	Window	Double Closet	Hardwood Floor
11	Living	Lower	15.75	x 18.37	Open Concept	Hardwood Floor	Walk-Out
12	Kitchen	Lower	15.75	x 18.37	B/I Appliances	Pot Lights	Hardwood Floor
13	Dining	Lower	15.75	x 18.37	Open Concept	Track Lights	Hardwood Floor

Client Remks: Located in the vibrant area of Palmerston-Little Italy, this fully renovated residence delivers the perfect balance of historic charm and modern ease. Sun-filled living spaces, exquisite finishes, and bespoke detailing create an atmosphere of effortless sophistication, while smart-home technology and energy-efficient features elevate every aspect of daily life. Just steps from College Street's acclaimed dining, culture, and community, this is a rare opportunity to embrace refined city living at its finest. This is more than a home-it's a lifestyle upgrade.

Inclusions: Thermador side by side Fridge, 6 burner dual Range, Dishwasher, Built-in coffee maker, Panasonic microwave, Built-in wine fridge, All electric light fixtures, All custom window coverings, Lower level; Fridge, Stove, Dishwasher, Microwave, Front load stainless steel washer & dryer, Stacked washer and dryer, Hot water tank Owned. Solar panels, EV charger, Google Nest door bell and rear home camera (monitoring extra) Alarm system (monitoring extra).

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



17 Lakeview Ave Toronto Ontario M6J 3B2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$14,259.79/2025 Sold Date: 04/15/2026 SPIS: No Last Status: SLD DOM: 83			Sold: \$3,800,000 List: \$3,875,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 22.01 x 150 Feet Irreg:	Rms: 9 + 5 Bedrooms: 4 + 2 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Dundas West & Ossington Directions: Dundas St W & Lakeview Ave

MLS#: C12721758				PIN#: 212790526			
Legal: Pt Lt 3 Pl 593 City West As Wb165647; City Of T							
Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper			Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Bar Fridge, Built-In Oven, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector			Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Ground	23	x 15.42	Bay Window	Hardwood Floor	2 Pc Bath
2	Dining	Ground	10.93	x 12.83	Open Concept	Hardwood Floor	Led Lighting
3	Kitchen	Ground	42.09	x 12.83	Centre Island	Pantry	Stainless Steel Appl
4	Living	Ground	15.91	x 12.83	W/O To Deck	Hardwood Floor	Window Flr to Ceil
5	Br	2nd	17.49	x 15.75	Bay Window	4 Pc Ensuite	Walk Through
6	2nd Br	2nd	10.24	x 13.25	W/O To Balcony	Hardwood Floor	Pocket Doors
7	3rd Br	2nd	9.91	x 9.91	B/I Closet	Window	Pocket Doors
8	Laundry	2nd	5.74	x 6.66	B/I Shelves	Laundry Sink	
9	Office	3rd	13.16	x 12.01	W/O To Balcony	Hot Tub	B/I Closet
10	Prim Bdrm	3rd	23.82	x 18.93	Skylight	B/I Shelves	Hardwood Floor
Client Remks: This semi is more spacious than most detached houses in the neighbourhood, with an exceptionally deep lot of 150 feet, rarely offered in the area, spanning over 3,500 sq ft of beautiful living space (2,607 sq ft above grade), it's no wonder you might forget you're right in the heart of Downtown Toronto. A rare opportunity to own a true architectural gem on the iconic Lakeview Avenue in Trinity Bellwoods. Custom Designed and Brand New Built in 2019 by NSA Design Build firm, this bespoke residence unites classic Victorian character with modern sophistication. Every inch showcases flawless craftsmanship, a thoughtful layout, soaring high ceilings on all 4 levels, and imported finishes of the highest quality. This home includes a fully private 910 sq ft nanny/in-law suite with 10 ft ceilings, separate walk-out entrance and the exceptional convenience of 3-car parking and CN tower views on every level. Ideally situated just steps from top-ranked schools, the TTC transit, best restaurants in the city, vibrant nightlife, acclaimed galleries, and curated boutiques. It truly is the house of your dreams! Please see the attached list of features, inclusions/exclusions, and exciting potential for a future lane house.							
Inclusions: Stainless Steel Refrigerator x2, Wolf Gas Oven, Oven, Range x2, Wine Fridge, Speed Oven, Dishwasher x2, Washer/Dryer x2, Hot Tub, B/I Barbeque,							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-205-0355							