



FOR SALE

SEMI-DETACHED

MLS# C13077402

44 Massey Street, Toronto, ON M6J 2T4

Niagara, Toronto · M6J 2T4

C\$ 2,500,000

3	2	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A purposeful blend of architectural history & modern housing. 44 Massey St. & Rodney The Tree have been featured in several news articles & videos (please google it). Located on one of the last small residential streets of downtown Toronto with excellent value growth potential. Tirelessly designed, built & decorated by Beurklian. Design group for multifamily or single family usage. Steps to Trinity Bellwoods park and arguably in the coolest part of town. This house emphasizes simplicity in materials, attention to detail & minimalist design to maximize the use & feel. Diligent design, computer modelling & green building practices make this home an excellent work of light, volume & space. Oversized windows, abundant skylighting & custom built doorways open the space & increase daylighting. Detailed interior design, custom built concrete sinks, Australian wall hung toilets & dual showers provide a sense of luxury & cleanliness. Exceptional mechanical systems including independent HVAC units, endless water heater, radiant floor warming, exterior snow melt system & irrigation systems. Future expansion capabilities include rough-ins for future rooftop terrace, backup generator, PV solar system, natural gas patio heaters, holiday lighting, heated exterior wet bar, etc. All furniture, plants, decorations, chattels & fixtures can be included in the price to be completely turnkey. Own a cool little spot in a cool little area, with Toronto's coolest little tree. *For Additional Property Details Click The Brochure Icon Below*

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Full
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$8,574
POSTAL CODE	M6J 2T4
NEIGHBOURHOOD	Niagara

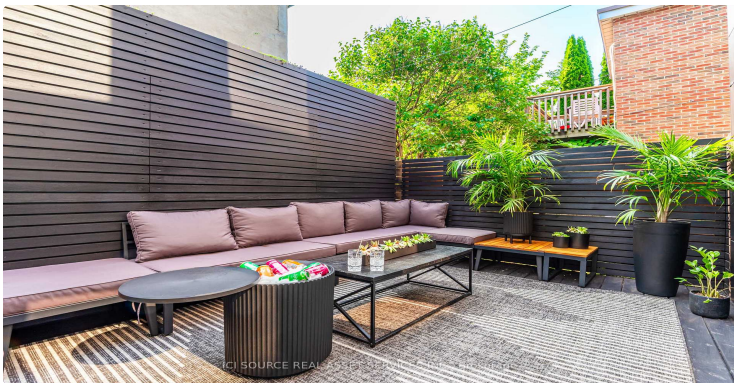
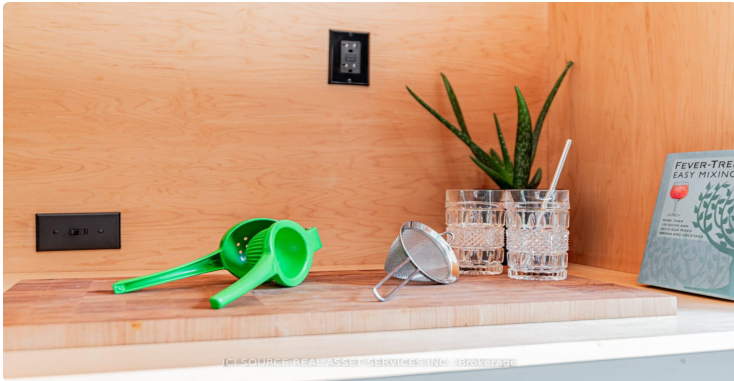
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Dining Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Office	Second	—	—
Living Room	Third	—	—
Dining Room	Third	—	—
Kitchen	Third	—	—
Bedroom	Lower	—	—
Den	Lower	—	—
Bathroom	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.