



FOR SALE

DETACHED

MLS# C13211386

268 Sterling Road, Toronto, ON M6R 2B9

Dufferin Grove, Toronto · M6R 2B9

C\$ 2,299,000

5	3	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Step into a sleek, contemporary residence that blends style, flexibility, and strong investment potential in one of Toronto's most sought-after west-end neighborhoods. Offering over 3,300 square feet livable space, this thoughtfully designed property features three self-contained units-ideal for generating reliable rental income or for a family seeking a luxurious home with additional revenue opportunities. Each unit is crafted with modern finishes and functional layouts. The second-floor suite is a standout, filled with natural light streaming through three skylights, creating an airy and inviting atmosphere. It also boasts a beautifully designed kitchen complete with a built-in bar area-perfect for entertaining or unwinding in style. The main-floor unit offers exceptional versatility, including a spacious recreation room in the basement, ideal for a home theatre, gym, or additional living space. Throughout the home, you'll find stunning kitchen spaces that combine form and function, catering to both everyday living and hosting. The property sits on a generous lot and includes two private parking spaces, adding convenience in this vibrant urban setting. Located in a dynamic and rapidly growing community, you're just steps from cultural and lifestyle hotspots like the Museum of Contemporary Art Toronto, Spacious West Toronto, and Henderson Brewing Company. Enjoy nearby cafés, scenic bike and walking paths, and easy access to transit-including a direct UP train to Union Station and connections to the subway. You're also minutes from the charm of Roncesvalles Village and the expansive green spaces of High Park. Whether you're an investor or a homeowner looking for flexibility and upscale living, this exceptional property offers the best of both worlds.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,615
POSTAL CODE	M6R 2B9
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX WEST REALTY INC.
268 Sterling Road, Toronto, ON M6R 2B9				

Living Room	Main	—	Open Concept, Combined w/Kitchen, Pot Lights
Kitchen	Main	—	Modern Kitchen, Breakfast Bar, Quartz Counter
Primary Bedroom	Main	—	Walk-In Closet(s), Pot Lights, Picture Window
Bedroom 2	Main	—	Double Closet, Pot Lights
Recreation	Lower	—	Walk-Out, Closet, Pot Lights
Living Room	Second	—	Skylight, Combined w/Dining, Pot Lights
Dining Room	Second	—	Skylight, Combined w/Living, Open Concept
Kitchen	Second	—	Modern Kitchen, Breakfast Bar, Irregular Room
Primary Bedroom	Second	—	W/O To Balcony, Double Closet, Pot Lights
Bedroom 2	Second	—	Double Closet, Pot Lights
Office	Second	—	Skylight
Living Room	Lower	—	Combined w/Kitchen, Pot Lights, Vinyl Floor
Kitchen	Lower	—	Modern Kitchen, Ceramic Backsplash, Combined w/Living
Bedroom	Lower	—	Walk-In Closet(s), Vinyl Floor

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.