



FOR SALE

TRIPLEX

MLS# C13527750

39 Standish Avenue, Toronto, ON M4W 3B2

Rosedale-Moore Park, Toronto · M4W 3B2

C\$ 1,995,000

6	4	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rosedale addresses always speak for themselves, but this one also happens to offer exceptional versatility, income potential, and long-term upside. Nestled in coveted North Rosedale, just moments from Chorley Park, the ravine trail system, Summerhill Market, Evergreen Brick Works, prestigious public and private schools, and beautiful tree-lined streets, this detached brick residence presents a rare opportunity in one of Toronto's most sought-after neighbourhoods. Currently configured as three separate living spaces, the property offers incredible versatility. The renovated main floor suite offers two bedrooms, two bathrooms, elegant principal rooms with heated floors, a fireplace, an updated kitchen, and a walkout to a private landscaped rear garden. The second floor offers a bright and well-proportioned three bedroom suite with an additional office/sunroom space, a fireplace, an updated kitchen and bathroom, and excellent natural light throughout. Completing the property is a finished lower-level studio suite, providing an additional income stream. The backyard also features a sweet little shed- great for storage, but also think art studio or quiet retreat. Set on a lush and quiet 25 x 136 foot lot, this is a unique Rosedale offering where prestige, performance, and flexibility come together beautifully.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ River/Stream
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$13,054
POSTAL CODE	M4W 3B2
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

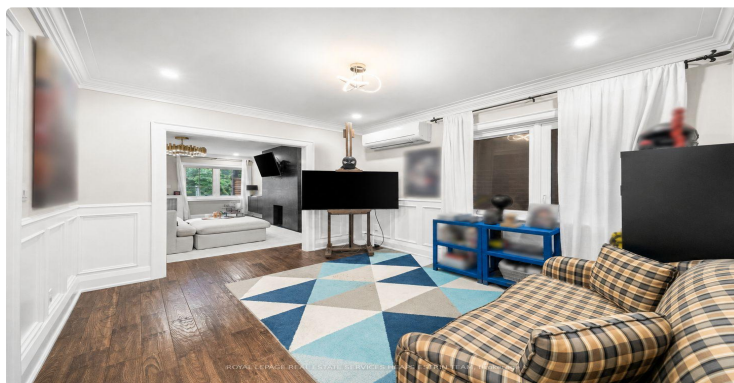
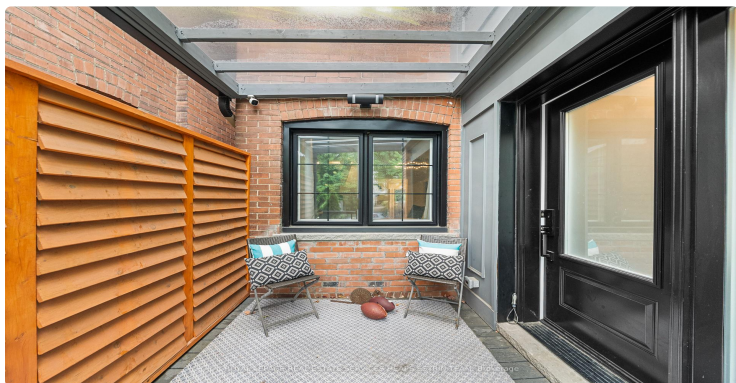
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Hardwood Floor
Kitchen	Main	—	Hardwood Floor
Dining Room	Main	—	Hardwood Floor

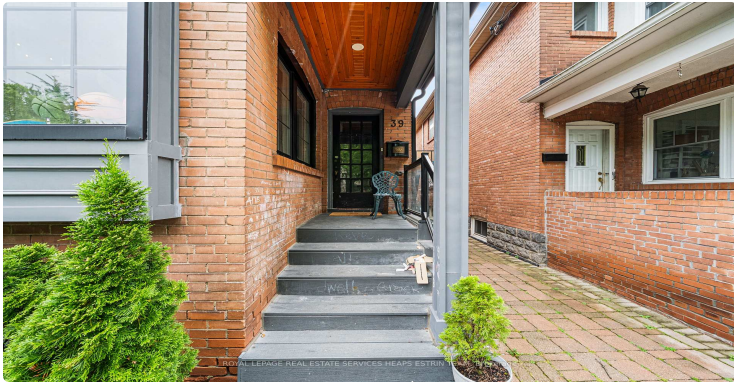
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ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Hardwood Floor, Closet, W/O To Patio
Bedroom 2	Main	—	Hardwood Floor, Closet
Kitchen	Basement	—	Combined w/Primary, Tile Floor
Living Room	Second	—	Window
Kitchen	Second	—	Double Sink
Dining Room	Second	—	Hardwood Floor, Window, Pot Lights
Primary Bedroom	Second	—	Hardwood Floor, Window
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window
Office	Second	—	Hardwood Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.