



HARVEY KALLES REAL ESTATE LTD., Brokerage

FOR LEASE

MULTIPLEX

MLS# C13545606

440 Avenue Road 2, Toronto, ON M4V 2H8

Casa Loma, Toronto · M4V 2H8

C\$ 2,645/mo

2	1	600	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome home to this bright and beautiful main-floor unit in a charming, well-maintained multiplex. Perfectly blending character with modern convenience, this spacious 2-bedroom, 1 bathroom layout offers the feel of a standalone home without the maintenance hassle. The living area boasts large windows that flood the space with natural light. The kitchen features full-sized appliances, ample cabinetry, and generous counter space and a butcher block island with shelves below that allows for home cooking and entertaining. The Kitchen also has a window ale unit. The primary bedroom is in the lower level and is large enough to fit a King size bed with excellent closet storage. The second has two large windows allowing natural light into the room. The exposed brick on the wall adds charm to the room. The unit is located on Avenue Road which is convenient for transit and easy access to downtown Toronto. Shared coin operated laundry available in basement. Please note: NO parking available on site. Hydro, Water and Heat are included with rent. Suitable for a single occupant or couple. Available immediately. Features: Shared laundry coin operated in basement. Located in a quiet professionally managed building. Transit outside your door and close to all amenities. Pets Welcome. Smoke Free unit. Hydro, Water and Heat included in rent. One Window A/C included. Available immediately. Applicants will be required to provide proof of income, credit report and references. Do not miss out on this well located, pet friendly unit. Schedule a viewing today! **Move in before October 1, 2026 and get \$1500.00 off 2nd months rent***

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Multiplex
FACING	West
AREA RANGE	< 700 sqft
PARKING	1 spaces
POSTAL CODE	M4V 2H8
NEIGHBOURHOOD	Casa Loma

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	14.01 x 12.10	Bay Window, Hardwood Floor
Dining Room	Main	8.00 x 8.10	Laminate, Combined w/Living
Kitchen	Main	9.12 x 13.09	B/I Dishwasher, Backsplash, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	10.59 x 11.18	Closet, Laminate, Window
Primary Bedroom	Basement	15.58 x 13.38	Ceramic Floor, Closet, Window

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.