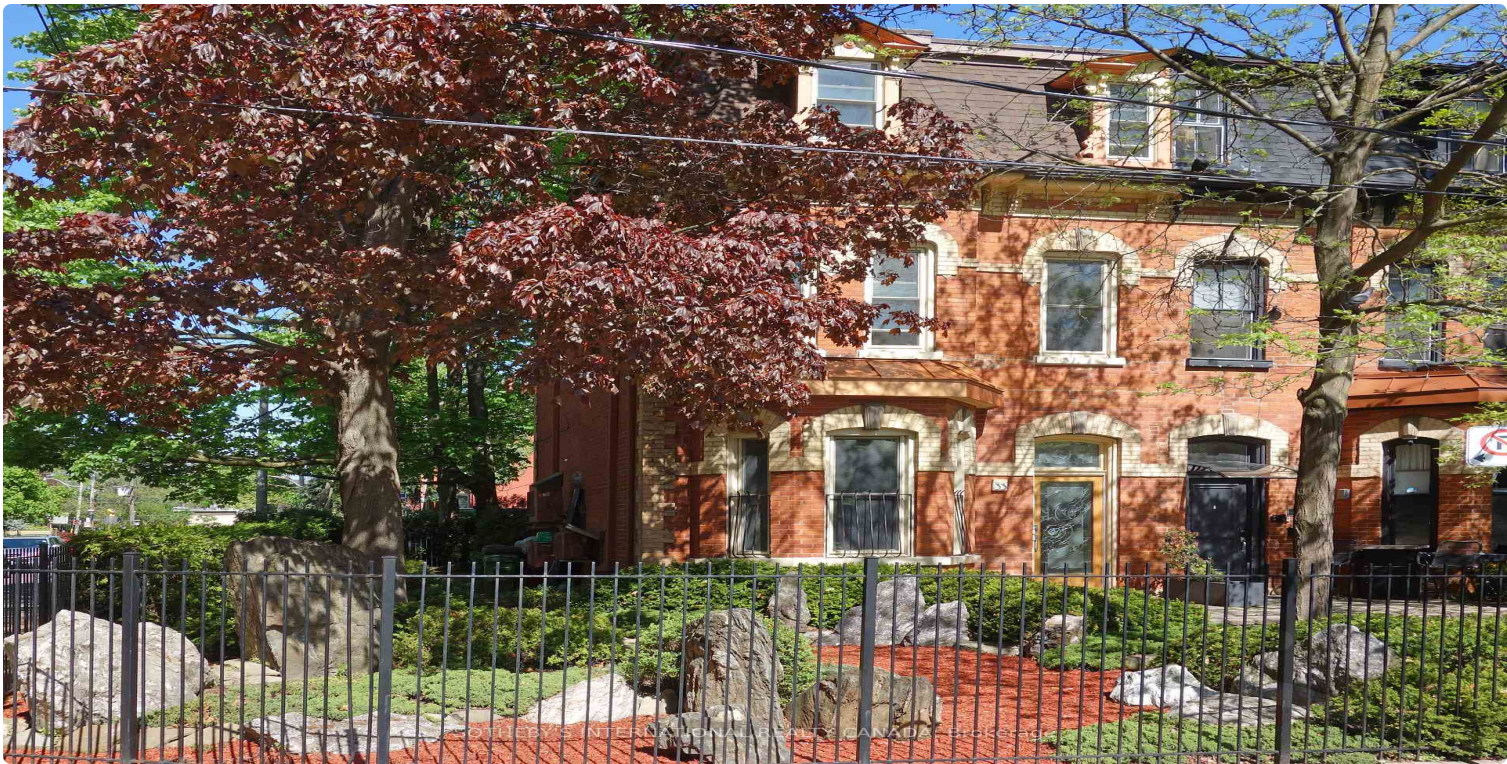




FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13568102

33 Rose Avenue, Toronto, ON M4X 1N7

Cabbagetown-South St. James Town, Toronto · M4X 1N7

C\$ 1,995,000

4	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare Victorian masterpiece on coveted Rose Avenue. Nestled among mature trees and framed by exquisite, professionally designed Japanese-inspired gardens, this exceptional and extensively renovated semi-detached blends timeless architecture with striking design. Step through the solid mahogany front door, featuring a one-of-a-kind custom stained glass masterpiece handcrafted from more than 250 individually fused stained glass pieces, an unforgettable introduction to this truly unique residence. The main level is defined by soaring approx. 11-foot ceilings and elegant proportions, creating an atmosphere of light and sophistication. Inspired by Art Deco design, the interiors showcase clean architectural lines, rich detailing, and luxurious finishes throughout. A versatile main-floor bedroom or office adds flexibility for today's lifestyle. Designed with flexibility in mind, the upper levels provide expansive family accommodations, highlighted by a second kitchen, two spacious third-floor bedrooms with access to an oversized private balcony. The fully finished lower level offers a fourth bedroom, an additional living area, and a third kitchen. Adding to its versatility, the property has Committe of Adjustments approval (2000) for three units. Outside, the enchanting gardens create a private urban sanctuary where lush greenery, mature trees, natural stone landscaping, and peaceful outdoor spaces offer a tranquil escape in the heart of the city. A rare detached garage, together with additional private parking provides an exceptional convenience seldom found in this coveted neighbourhood. Ideally located just steps to parks, transit, shops, restaurants, and the vibrant amenities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Hospital
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

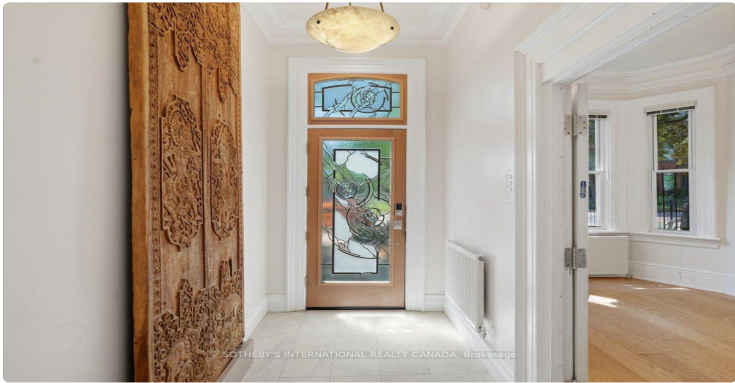
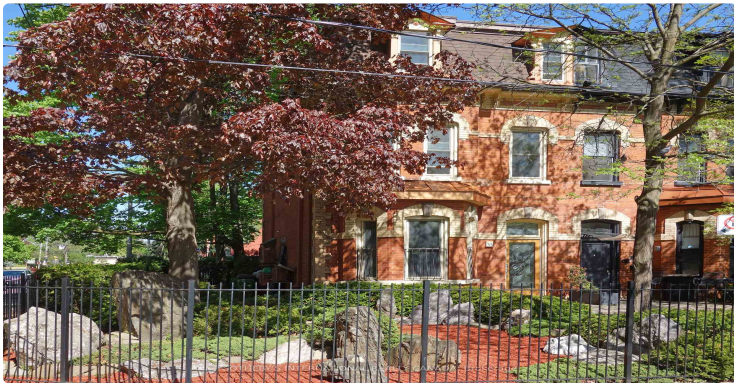
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$11,115
POSTAL CODE	M4X 1N7
NEIGHBOURHOOD	Cabbagetown-South St. James Town

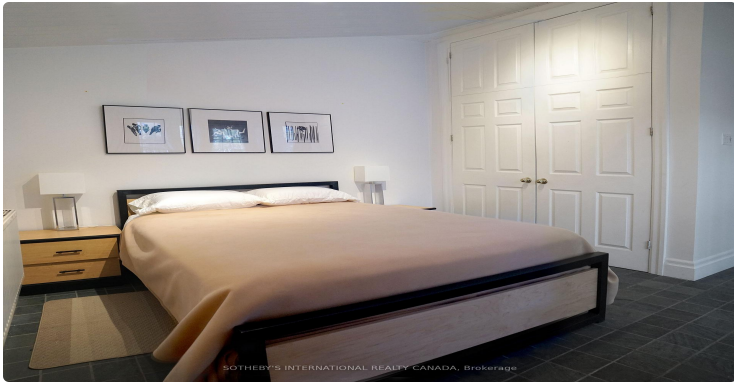
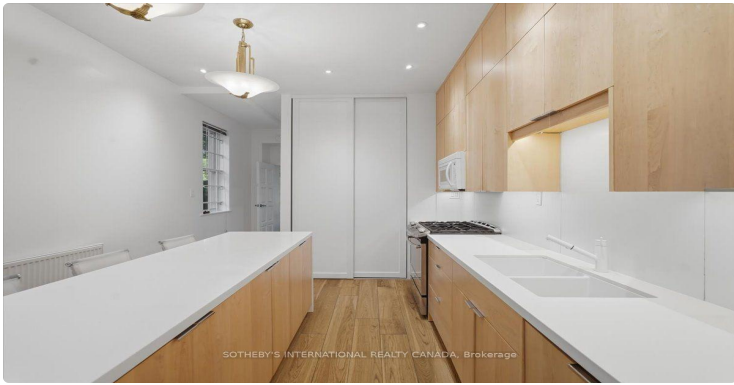
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	SOTHEYB’S INTERNATIONAL REALTY CANADA
33 Rose Avenue, Toronto, ON M4X 1N7				

Living Room	Main	—	Bay Window, Hardwood Floor, Crown Moulding
Dining Room	Main	—	Open Concept, Hardwood Floor, Pot Lights
Kitchen	Main	—	Centre Island, Breakfast Bar, Pantry
Bedroom	Main	—	Tile Floor, Double Closet, W/O To Garden
Family Room	Second	—	Hardwood Floor, Fireplace, Window
Dining Room	Second	—	Hardwood Floor, Crown Moulding, Window
Kitchen	Second	—	Breakfast Bar, Centre Island, Large Window
Bedroom	Third	—	Hardwood Floor, Double Closet, Window
Bedroom	Third	—	Hardwood Floor, Double Closet, W/O To Balcony
Recreation	Lower	—	Pot Lights, Tile Floor, Walk-Up
Bedroom	Lower	—	Tile Floor, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

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.