



FOR SALE

TRIPLEX

MLS# C13574238

353 St Clarens Avenue, Toronto, ON M6H 3W2

Dufferin Grove, Toronto · M6H 3W2

C\$ 1,720,800

4	3	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity to own a legal detached duplex in one of the area's most desirable, established neighborhoods. This solid masonry-built property features two self-contained units plus a basement, making it an ideal investment opportunity or an excellent choice for owner-occupants looking to offset their mortgage with rental income. Showcasing the quality craftsmanship of its era, the home offers three separate entrances, beautiful hardwood floors, original wood doors, and durable plaster walls. A detached double-car garage with convenient laneway access provides ample parking and additional value. Investors will appreciate the potential to add a future laneway suite (subject to municipal approvals), creating an opportunity for additional rental income and long-term appreciation. The flat roof was re-shingled in 2023, providing added peace of mind. Ideally situated in a mature, established neighborhood close to transit, schools, parks, shopping, and everyday amenities, this is a rare opportunity to acquire a legal income-generating property with excellent future upside in a highly sought-after location.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,352
POSTAL CODE	M6H 3W2
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor
Primary Bedroom	Ground	—	Hardwood Floor
Bedroom	Ground	—	Hardwood Floor, Broadloom

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Hardwood Floor, Broadloom, Window
Kitchen	Ground	—	Vinyl Floor, Swing Doors
Living Room	Second	—	Hardwood Floor, Closet
Sunroom	Second	—	Bay Window
Primary Bedroom	Second	—	Hardwood Floor
Bedroom	Second	—	Hardwood Floor
Dining Room	Second	—	Hardwood Floor, Window
Kitchen	Ground	—	Ceramic Floor, W/O To Yard
Recreation	Basement	—	Hardwood Floor, Laminate, Closet
Bedroom	Basement	—	Parquet, 3 Pc Bath, Walk-Out
Kitchen	Basement	—	Vinyl Floor
Laundry	Basement	—	Vinyl Floor

GALLERY





LISTING AGENT

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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.