



FOR SALE

SEMI-DETACHED

MLS# C13600544

110 Grace Street, Toronto, ON M6J 2S2

Trinity-Bellwoods, Toronto · M6J 2S2

C\$ 1,990,000

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

ABOUT THIS PROPERTY

Exceptional opportunity to own a spacious semi-detached home in the heart of highly sought after Trinity-Bellwoods. Offering outstanding versatility for families, investors, or those seeking multigenerational living. Situated on a 22.75 x 102.5 ft lot, this well maintained property boasts over 2,000 sq. ft. of living space and a detached two car garage with valuable laneway access. The home features 2+1 kitchens, a separate basement entrance. There is an excellent potential to create two additional bedrooms by converting two existing rooms(2nd and 3rd floor), making it an ideal opportunity for rental income or future value enhancement. The main floor also includes a spacious bonus room currently used as a second dining area, providing additional flexibility as a family room, home office, or potential bedroom. Recent updates include a new owned hot water tank (2024), new roof (2025), and new eavestroughs and soffits (2026). Located in one of Toronto's most vibrant and desirable neighbourhoods, this home is just steps to Trinity Bellwoods Park, public transit, schools, cafés, restaurants, boutiques, and everyday amenities. Whether you're looking for a beautiful family home with room to grow or a prime investment with excellent income potential, this is a rare opportunity in an exceptional location.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,619
POSTAL CODE	M6J 2S2
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Ceramic Floor, Window
Living Room	Ground	—	Hardwood Floor, Open Concept, Electric Fireplace

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Hardwood Floor, Window, Open Concept
Breakfast	Ground	—	Ceramic Floor, Window
Kitchen	Ground	—	Ceramic Floor, Window, Ceramic Backsplash
Primary Bedroom	Second	—	Hardwood Floor, Window, Closet
Bedroom	Second	—	Hardwood Floor, Bay Window
Kitchen	Second	—	—
Kitchen	Second	—	Ceramic Floor, Window, W/O To Balcony
Bathroom	Second	—	Ceramic Floor, Window, Closet
Bedroom	Third	—	Hardwood Floor, Window, Closet
Living Room	Third	—	Hardwood Floor, Window
Bathroom	Third	—	Ceramic Floor, 4 Pc Bath
Kitchen	Basement	—	Ceramic Floor, Window, Open Concept
Kitchen	Second	—	Ceramic Floor
Breakfast	Basement	—	Ceramic Floor, Walk-Out, Open Concept
Bathroom	Basement	—	Ceramic Floor, Window, 3 Pc Bath
Laundry	Basement	—	—
Cold Room/Cantina	Basement	—	—
Cold Room/Cantina	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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