



FOR LEASE

SEMI-DETACHED

MLS# C13604088

83 Madison Avenue Lower, Toronto, ON M5R 2S3

Annex, Toronto · M5R 2S3

C\$ 3,225/mo

3	1	1,300	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Live in the heart of the city in this charming 3-bedroom unit, perfect for a group of friends or students seeking space, style & convenience. This unit does not feel like a basement with its tall ~8ft ceilings, laminate hardwood floors throughout & a window in each bedroom room for good natural light. This home effortlessly blends old-world character w/modern comforts. With separate living and dining space open to the kitchen (with dishwasher), this unit is both functional and cozy. Shared laundry is on your floor, making chores quick and easy. The shared backyard is perfect for weekend hangouts or quiet study sessions. Located in prime The Annex, one of Toronto's most vibrant neighborhoods, you'll be among beautiful Victorian & Edwardian homes, only two minute walk to University of Toronto, two minute walk to TTC Subway, & right in the middle of the culture, grocery stores, cafes, adventure & creativity defining downtown Toronto living. From here, you have easy access to explore all corners of the city via nearby transit options, making your daily commute or late-night outings a breeze. The unit & house exude character and charm, something you can't replicate in a high-rise. Whether you're hitting the books, hanging out w/friends, or soaking in all that Toronto has to offer, this unit delivers on comfort and unbeatable access to the city. Come experience downtown living at its best, right here in The Annex! Exclusions: Laundry machines are commercial grade and pay per use only \$2/load. Tenants to pay 25% of Water and Heat, as well as their own Hydro w/separate meter. Students welcome w/parents as Guarantors! *Photos and Virtual Tour from 2025.

FEATURES

- ✓ Basement
- ✓ Arts Centre
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
POSTAL CODE	M5R 2S3
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

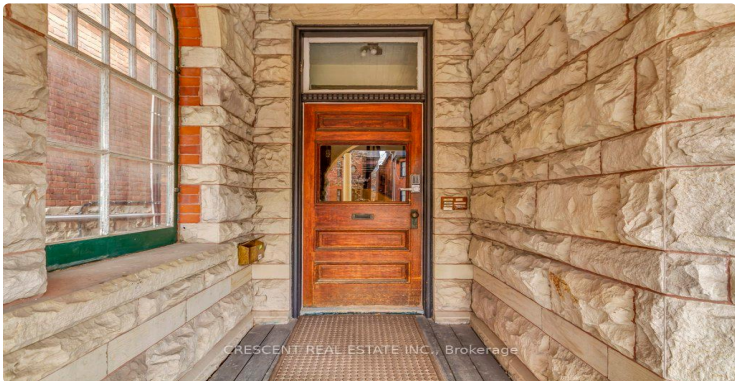
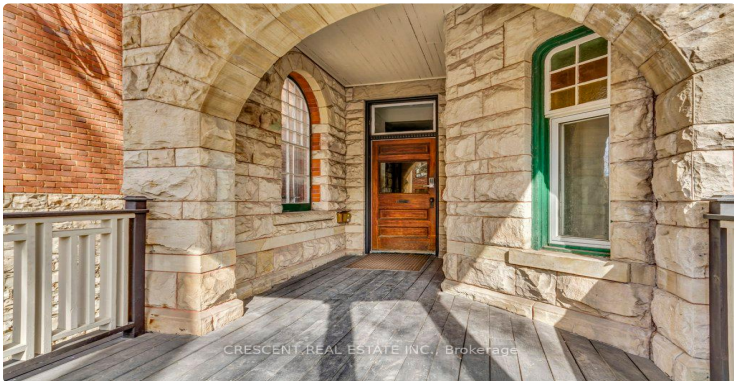
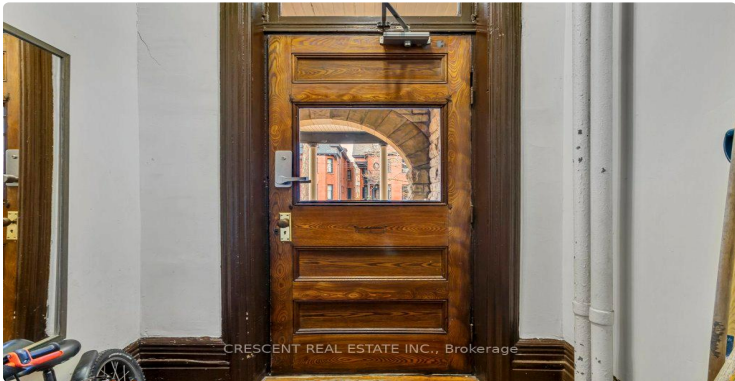
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	4.27 x 2.64	Hardwood Floor, B/I Dishwasher, Backsplash
Living Room	Basement	5.63 x 3.11	Hardwood Floor, Large Window, L-Shaped Room

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Basement	3.36 x 3.05	Hardwood Floor, Window, Pot Lights
Bedroom	Basement	3.09 x 2.90	Hardwood Floor, Window, Closet
Bedroom 2	Basement	3.36 x 2.44	Hardwood Floor, Window, Closet
Bedroom 3	Basement	4.27 x 3.36	Hardwood Floor, Window, Closet
Bathroom	Basement	—	3 Pc Bath, Tile Floor

GALLERY





LISTING AGENT

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CRESCENT REAL ESTATE INC.

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.