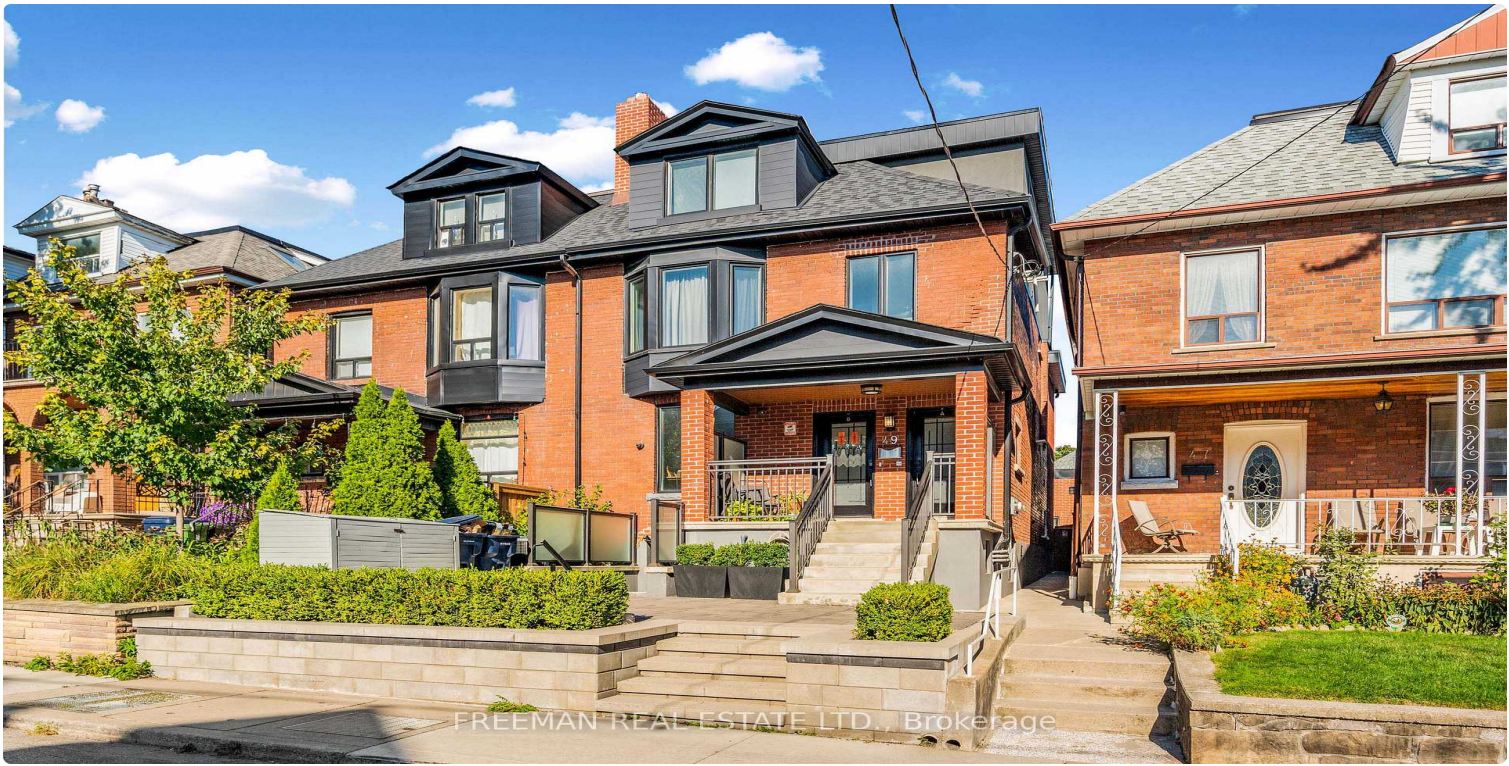




FOR SALE

SEMI-DETACHED

MLS# C13636294

49 Beatrice Street, Toronto, ON M6J 2T2

Trinity-Bellwoods, Toronto · M6J 2T2

C\$ 2,799,000

8	4	2,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional, one-of-a-kind investment opportunity offering an outstanding 5% cap rate in the heart of coveted Trinity Bellwoods. Completely renovated back to the brick with uncompromising craftsmanship, this legally registered fourplex features a rare 3 storey addition that significantly expands the property's footprint - a feature seldom found in neighbourhood homes. Purpose built and luxuriously finished divided into 4 two-bedroom suites, each with private outdoor space and spectacular CN Tower views. The executive residences have been thoughtfully designed with custom gourmet kitchens, expansive open-concept living spaces, new hardwood floors, spa-inspired bathrooms, and generously proportioned bedrooms, creating a premium rental product that consistently attracts quality tenants. Extensively upgraded throughout, the property includes three high-efficiency HVAC systems, a fully underpinned and waterproofed basement with over 8-foot ceilings, new roof, new windows, rare 1-inch water service, upgraded 300-amp electrical service, three separate hydro meters, fire-rated interior doors, exterior fire dampers, and a dedicated owner's mechanical room. The newly constructed detached two-car garage has already been spray foam insulated and roughed in for hydro and water, opening the door to exceptional future laneway potential. A true turnkey investment designed for effortless ownership, this asset delivers exceptional cash flow, remarkably low operating costs, minimal maintenance requirements, and an outstanding rental history with zero vacancy. Perfectly positioned just steps to Ossington Avenue, Dundas Street West, College Street, Little Italy, Trinity Bellwoods Park, transit, cafés, boutiques, and some of Toronto's finest restaurants. Rarely does a property of this calibre become available! Perfect for discerning investors seeking stable, long-term returns or multi-generational buyers looking for luxury living with significant income potential.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

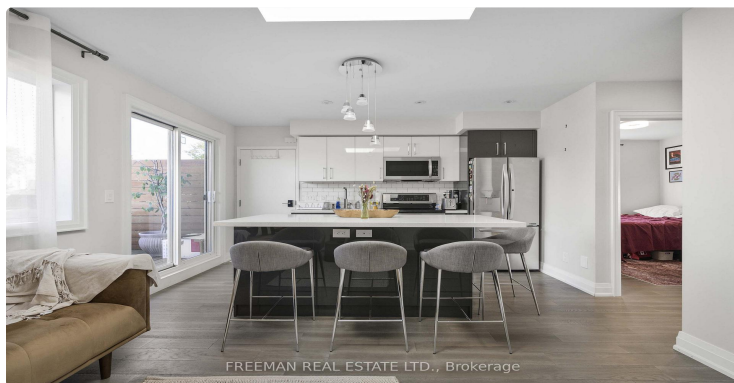
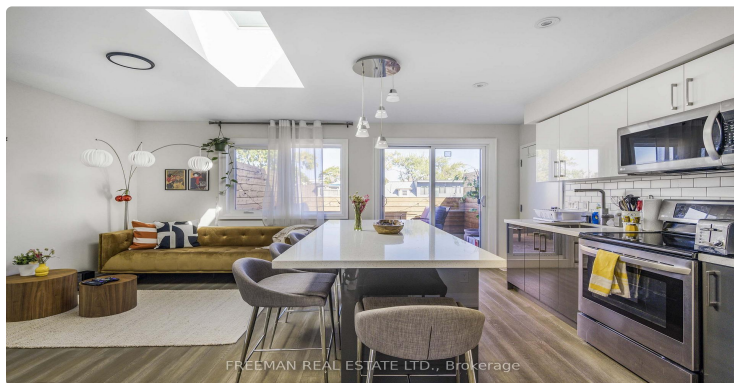
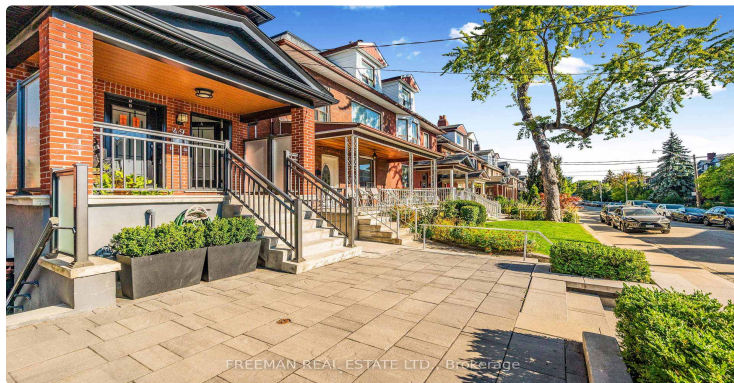
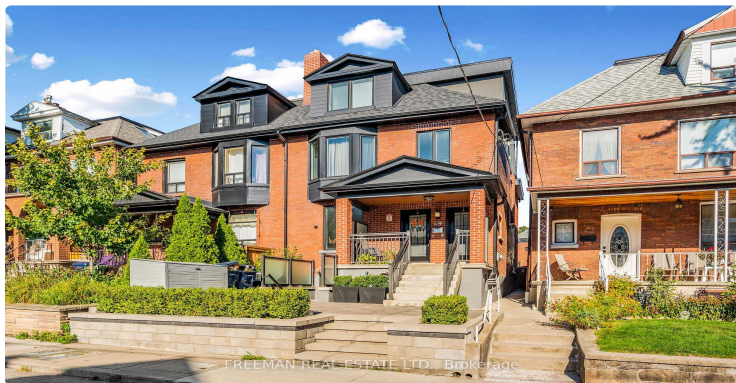
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,543
POSTAL CODE	M6J 2T2
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Lower	—	Open Concept, Renovated, Quartz Counter
Living Room	Second	—	Open Concept, Tile Floor, Large Window
Office	Second	—	Hardwood Floor, Large Window, Overlooks Frontyard
Kitchen	Main	—	Quartz Counter, Stainless Steel Appl, Renovated
Bedroom	Third	—	Hardwood Floor, Large Window, Large Closet
Bedroom	Lower	—	Tile Floor, Large Window, Large Closet
Bedroom 2	Third	—	Hardwood Floor, Large Window, Large Closet
Bedroom	Second	—	Hardwood Floor, Bay Window, Large Closet
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Large Window
Living Room	Second	—	Open Concept, Renovated, W/O To Deck
Living Room	Third	—	Hardwood Floor, Combined w/Dining, W/O To Balcony
Dining Room	Main	—	Open Concept, Renovated, Hardwood Floor
Kitchen	Second	—	Quartz Counter, Stainless Steel Appl, W/O To Balcony
Bedroom 2	Main	—	Hardwood Floor, Large Window, Large Closet
Living Room	Main	—	Renovated, Hardwood Floor, W/O To Yard
Kitchen	Third	—	Renovated, Stainless Steel Appl, Quartz Counter
Bedroom	Main	—	Hardwood Floor, Large Window, Large Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

FREEMAN REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.