



FOR LEASE

MULTIPLEX

MLS# C13672802

# 970 Avenue Road Lower Apartment #3, Toronto, ON M5P 2K8

Forest Hill South, Toronto · M5P 2K8

C\$ 1,850/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 2        | 1         | 600   | 0       | 51-99     | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Bright and spacious two-bedroom basement apartment with all utilities included in the prestigious and highly sought-after Avenue Road and Forest Hill South area of Midtown Toronto. Located in an established, upscale and desirable residential neighbourhood, this well-appointed suite features high ceilings, above-grade windows and an abundance of pot lights, creating a bright, comfortable and inviting living environment. The thoughtfully designed layout offers generous living space, two good-sized bedrooms with double closets in each, and a large four-piece bathroom. Above-grade windows provide excellent natural light, while the high ceilings create an open and airy feel throughout the apartment. All utilities are included in the rent, providing convenient and predictable monthly costs. Ideally situated close to the Eglinton Crosstown LRT, Eglinton Subway Station, TTC bus routes, Yonge and Eglinton, Avenue Road, Forest Hill, Eglinton Park and Oriole Park, as well as schools, upscale shopping, boutique shops, restaurants, cafés, grocery stores, pharmacies, medical services and a wide range of everyday amenities. This prime Midtown Toronto location combines the charm of an established and sophisticated neighbourhood with excellent access to public transit and major transportation routes throughout Toronto and the GTA. An excellent opportunity to live in a prestigious Avenue Road and Forest Hill South neighbourhood while enjoying a bright, spacious and well-proportioned two-bedroom apartment with all utilities included, excellent natural light, generous storage and exceptional convenience. No smoking. No pets preferred.

### FEATURES

- ✓ Basement
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Multiplex         |
| LISTING STATUS | For Lease         |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Multiplex         |
| BASEMENT       | Apartment         |
| FACING         | East              |
| AGE            | 51-99 years       |
| AREA RANGE     | < 700 sqft        |
| POSTAL CODE    | M5P 2K8           |
| NEIGHBOURHOOD  | Forest Hill South |

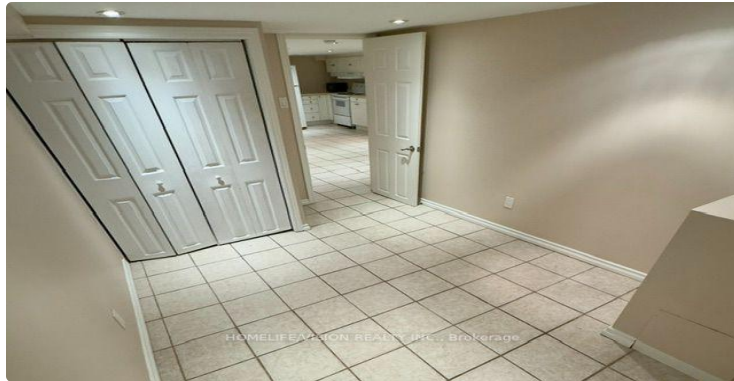
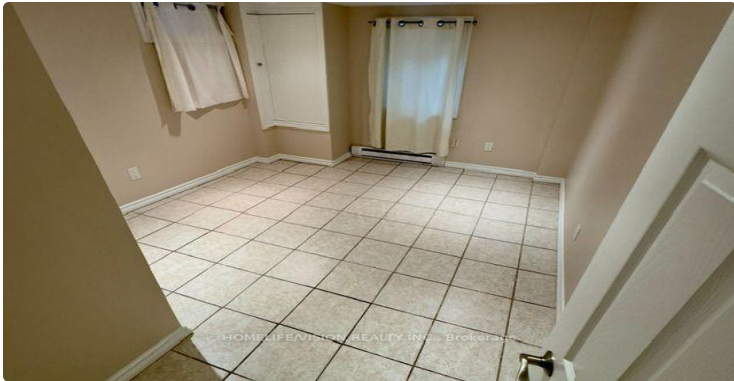
## ROOM BREAKDOWN

| ROOM    | LEVEL    | DIMENSIONS  | FEATURES                                         |
|---------|----------|-------------|--------------------------------------------------|
| Kitchen | Basement | 7.01 x 3.35 | Ceramic Floor, Breakfast Area, Combined w/Living |

| ROOM            | LEVEL    | DIMENSIONS  | FEATURES                                         |
|-----------------|----------|-------------|--------------------------------------------------|
| Living Room     | Basement | 3.48 x 5.98 | Ceramic Floor, Above Grade Window, Pot Lights    |
| Dining Room     | Basement | 3.48 x 5.98 | Ceramic Floor, Combined w/Living, Pot Lights     |
| Primary Bedroom | Basement | 3.53 x 2.80 | Ceramic Floor, Double Closet, Above Grade Window |
| Bedroom         | Basement | 2.68 x 3.34 | Ceramic Floor, Double Closet, Pot Lights         |
| Bathroom        | Basement | —           | Ceramic Floor, 4 Pc Bath, Porcelain Sink         |
| —               | Basement | —           | —                                                |

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.