



FOR LEASE

DUPLEX

MLS# C13711910

35 Braemar Avenue Lower, Toronto, ON M5P 2L1

Yonge-Eglinton, Toronto · M5P 2L1

C\$ 2,350/mo

2	1	600	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 35 Braemar, a spacious and beautifully renovated lower level 2-bedroom, 1-bath suite offering exceptional comfort and privacy in the heart of midtown Toronto. This thoughtfully designed home features a bright and inviting open-concept living and dining area with an impressive 8-foot ceiling height, stunning hardwood floors, and sleek details throughout. The kitchen is equipped with stainless steel appliances, a microwave, a dishwasher, and ample quartz countertops, creating a stylish and functional space for everyday living. Both bedrooms are well-sized, offering easy access to the full bathroom-ideal for professionals, couples, or a home office setup. This residence also includes a large, separate in-suite laundry room with a washer and dryer, ensuring convenience at every turn. Located just steps from the vibrant Yonge and Eglinton area, this home offers a truly connected lifestyle. Within walking distance, you'll find top-tier education at Oriole Park Elementary and North Toronto Collegiate Institute. Spend weekends exploring the Beltline Trail, enjoying the green space at Oriole Park, or visiting the trendy shops, cafes, and restaurants along Yonge Street. With excellent access to the TTC subway, commuting across the city is effortless. With its modern finishes, practical layout, and prime location surrounded by everyday conveniences, this home on a beautiful tree-lined street is a wonderful opportunity for those seeking comfortable, stylish living in a premier midtown neighbourhood.

FEATURES

- ✓ Basement
- ✓ Public Transit
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	< 700 sqft
POSTAL CODE	M5P 2L1
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	Hardwood Floor
Dining Room	Lower	—	Hardwood Floor
Kitchen	Lower	—	Stainless Steel Appl, Hardwood Floor, Quartz Counter

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RIGHT TO REPLY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Lower	—	Hardwood Floor, Double Closet
Bedroom 2	Lower	—	Hardwood Floor, Double Closet
Laundry	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

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.