



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13759484

31 Rose Avenue, Toronto, ON M4X 1N7

Cabbagetown-South St. James Town, Toronto · M4X 1N7

C\$ 2,098,000

5	3	2,250	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

It's not often you find a legal triplex in one of Toronto's most sought-after neighbourhoods. This 3 storey Victorian in Cabbagetown features a total of 5 bedrooms, 3 bathrooms, and a detached garage with laneway potential (report attached). Should you wish to add an additional unit to the property, a basement apartment is viable. Each unit comes equipped with its own heat pump and in-suite laundry for added comfort.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Development Potential, Unfinished, Finished
FACING	East
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,428
POSTAL CODE	M4X 1N7
NEIGHBOURHOOD	Cabbagetown-South St. James Town

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Combined w/Dining, W/O To Deck
Dining Room	Main	—	Combined w/Living, Laminate, Open Concept
Kitchen	Main	—	Separate Room, Window, Laminate
Bedroom	Main	—	Window, Closet, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Closet, Laminate, Window
Living Room	Second	—	Combined w/Dining, Laminate, Open Concept
Dining Room	Second	—	Open Concept, Combined w/Living, Laminate
Kitchen	Second	—	Laminate, Separate Room, W/O To Deck
Bedroom	Second	—	Laminate, Closet, Window
Bedroom 2	Second	—	Window, Laminate, Closet
Living Room	Third	—	Laminate, Open Concept, Combined w/Den
Dining Room	Third	—	W/O To Deck, Open Concept, Laminate
Kitchen	Third	—	Combined w/Dining, Laminate, Open Concept
Laundry	Third	—	Window, Closet, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

THE AGENCY

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.