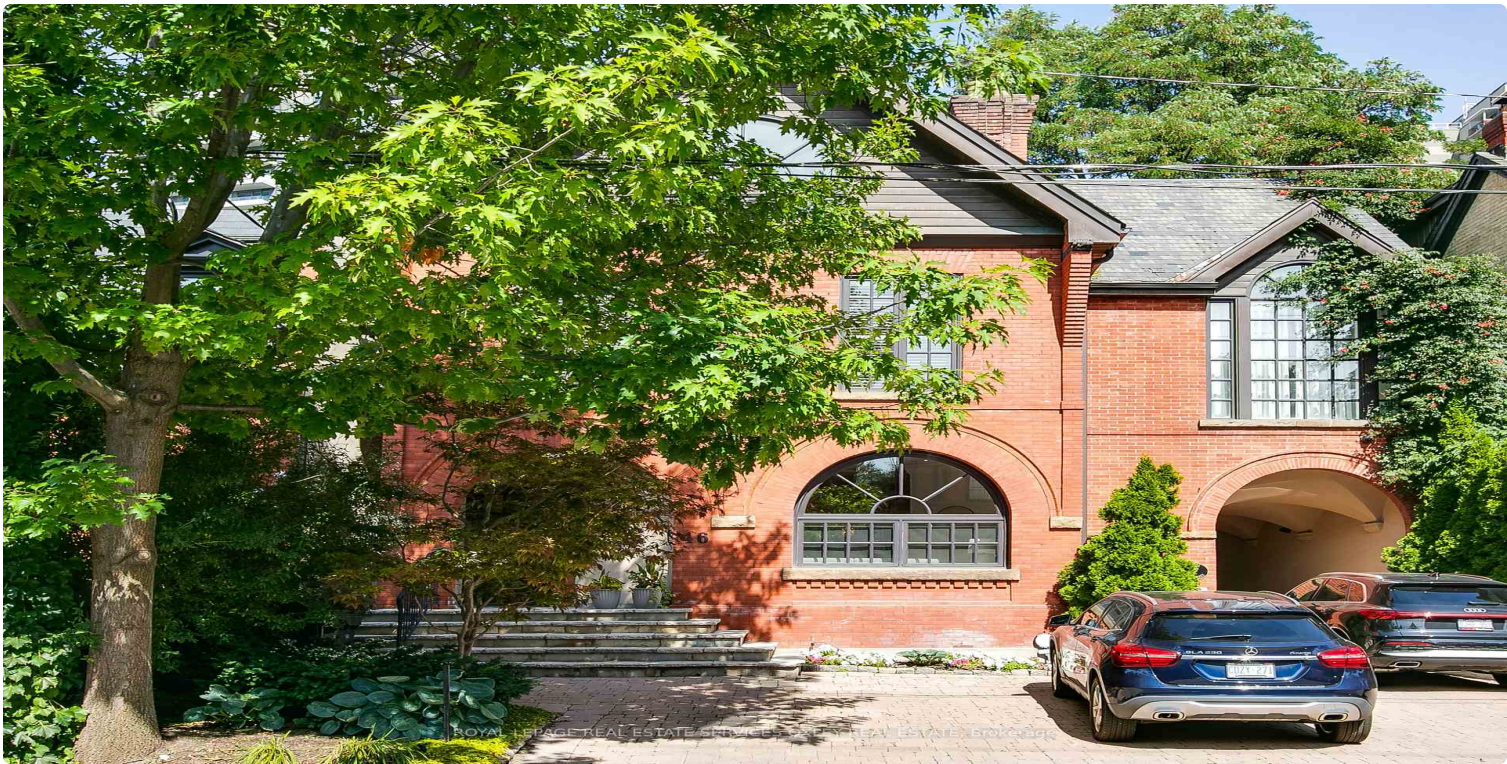




FOR SALE

SEMI-DETACHED

MLS# C13762652

46 Bernard Avenue, Toronto, ON M5R 1R2

Annex, Toronto · M5R 1R2

C\$ 3,395,000

3	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

46 Bernard Ave - your dream home you never thought you could buy! Located where the Annex meets Yorkville, steps to the shops, restaurants & energy of Ave & Dav, sits a Heritage Red-Brick Victorian w/ arched windows, incredible entertaining space & serious style. A true AAA+ location where you walk out your front door & are in the middle of it all without sacrificing the charm, space & privacy of a house. And not just any house! Move-in ready. Beautifully finished. 3 bedrms. 4 bathrms. Parking. A gym. Woodburning F/Place. Did I mention the Curved Windows?! And, if that wasn't enough to swoon over, there is an absolutely magical courtyard garden oasis that feels worlds away from the city all yours to enjoy. Inside, soaring proportions & oversized principal rooms are made for city living on a grand scale - dinner for 16? No problem. Cocktails for 50? Easy. The renovated eat-in kitchen is bright, design savvy & inviting, while the primary suite delivers the full wish list: fireplace, walk-in closet & a gorgeous marble ensuite w/ heated floors. The second bedrm overlooks the backyard w/ a lovely 4 piece, & the 3rd bedrm has multiple use options: Queen Bed for family or guests; office/den; or a fantasy dressing room/custom 'Carrie Bradshaw' closet for the primary! But the real story here is the opportunity: Coveted Red Brick Victorian. Incredible space. Stunning finishes. Outdoor space. Parking. Ample storage space. Move-in ready. And, all the excitement & energy of Yorkville just steps away on one of the most coveted streets in Prime Annex. This is the rare moment when the location you've always wanted, the house you thought was out of reach and an exceptional price all meet at the same address. Come view 46 Bernard before someone else buys your home!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

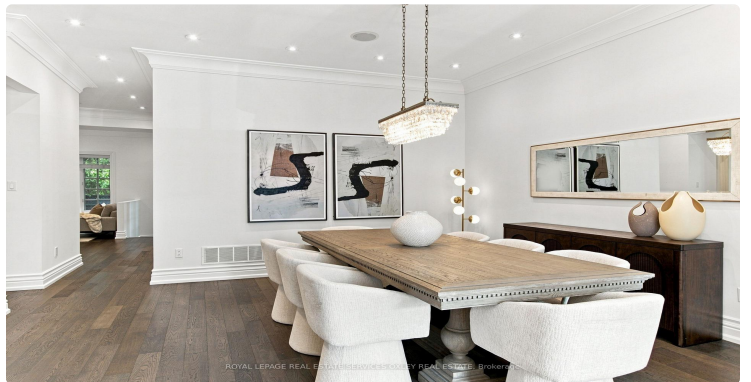
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$23,595
POSTAL CODE	M5R 1R2
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
46 Bernard Avenue, Toronto, ON M5R 1R2			
ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE			

Foyer	Main	—	Stone Floor, Double Closet
Living Room	Main	—	Hardwood Floor, Fireplace, South View
Dining Room	Main	—	Hardwood Floor, Overlooks Living
Kitchen	Main	—	Stainless Steel Appl, Breakfast Bar, Quartz Counter
Family Room	Main	—	Hardwood Floor, Open Concept, W/O To Yard
Primary Bedroom	Second	—	Fireplace, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, South View
Bedroom 3	Second	—	Hardwood Floor, Double Closet, North View
Recreation	Lower	—	Stone Floor, Sump Pump
Laundry	Lower	—	Stainless Steel Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE

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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.