



FOR SALE

DUPLEX

MLS# C13773862

12 Belsize Drive, Toronto, ON M4S 1L4

Mount Pleasant West, Toronto · M4S 1L4

C\$ 2,398,000

4	3	1,750	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 12 Belsize Drive, a rare offering in the heart of Davisville Village. As the first residential home off Yonge Street, this charming duplex blends historic character with thoughtful modern updates. Extensively upgraded by the current owner, highlights include a city-approved front parking pad extension with heated interlock driveway, a new retaining wall, heated flagstone steps, lush landscaping, handsome stonework, and a new roof (2017). Additional upgrades feature a fully waterproofed basement (2017), high-efficiency furnace, new boiler, 200-amp electrical service, and a Kinetico alkaline water filtration system. The main floor reveals a stylish one-bedroom apartment with original exposed brick, engineered hardwood floors, preserved crown mouldings, and a stunning stained glass window. The kitchen shines with a generous quartz island, custom cabinetry, marble tile flooring, and a striking backsplash. The bedroom showcases an original fireplace, while the bathroom offers quartz finishes, new lighting, and a spacious linen closet. At the rear, a versatile den with Bosch stacked laundry opens to a ground-level walkout and fenced backyard - perfect as a home office or sunny sitting room. The upper level features two spacious bedrooms and a living room centred around an original fireplace with a new gas insert. The kitchen and laundry area have been refreshed with new finishes and built-ins for added functionality. The lower level offers a bright and modern one-bedroom suite with updated kitchen and appliances, ideal for extended family, guests, or rental income. Outside, legal front and rear parking are a rare Midtown find. The front porch has been refreshed with new windows and doors, while a new backyard shed and upgraded storm door add convenience. Located in vibrant Mount Pleasant West, 12 Belsize is steps to top-ranking schools, Davisville Station, parks, shops, and cafés. A truly exceptional opportunity in one of Midtown's most desirable enclaves.

FEATURES

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

PROPERTY DETAILS

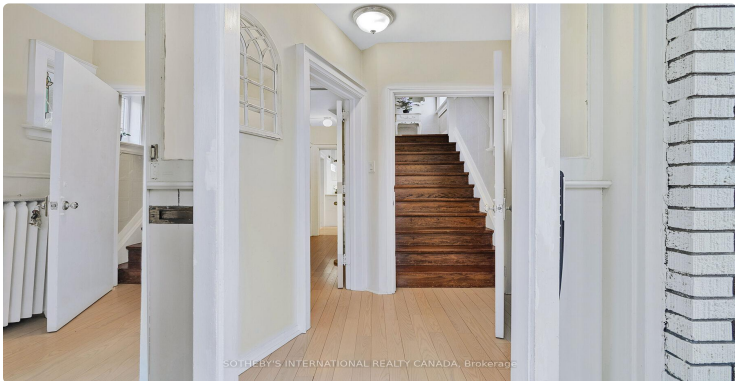
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment, Separate Entrance
FACING	North
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,573
POSTAL CODE	M4S 1L4
NEIGHBOURHOOD	Mount Pleasant West

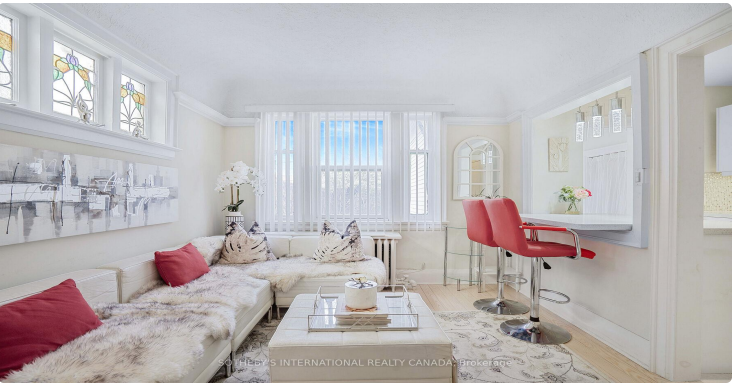
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	—
Bedroom	Lower	—	Vinyl Floor, Window
Bedroom 2	Second	—	Window, Closet, Hardwood Floor
Living Room	Second	—	Gas Fireplace, Coffered Ceiling(s), Hardwood Floor
Den	Ground	—	Hardwood Floor, W/O To Patio
Kitchen	Ground	—	Quartz Counter, Breakfast Bar, Marble Floor
Living Room	Ground	—	Crown Moulding, Stained Glass, Hardwood Floor
Laundry	Second	—	Window, B/I Closet, Hardwood Floor
Kitchen	Lower	—	Vinyl Floor, Quartz Counter, Stainless Steel Appl
Living Room	Lower	—	Vinyl Floor, Pot Lights, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	—	Crown Moulding, Hardwood Floor, Closet
Kitchen	Second	—	Laminate, Window, Double Sink
Primary Bedroom	Second	—	Crown Moulding, Closet, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.