



FOR SALE

FOURPLEX

MLS# C13775042

449 Lansdowne Avenue, Toronto, ON M6H 3Y2

Dufferin Grove, Toronto · M6H 3Y2

C\$ 2,750,000

11	8	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turnkey multi-residential investment delivering an approximately 4% cap rate across 4 legal self-contained units and 4,378 sq ft of fully renovated livable space in prime Toronto. Situated steps from Dufferin Mall, High Park, schools, groceries, TTC transit, and the Bloor GO Station, this legal semi-detached fourplex features a 3-bed/1-bath main unit (approximately 768 sq ft), 3-bed/2.5-bath upper unit (approximately 1,307 sq ft), 2-bed/1-bath basement unit with bright windows (approximately 823 sq ft), and a detached 3-bed/2.5-bath laneway suite (approximately 1,480 sq ft). Every suite includes private entrances, stainless steel appliances, stylish backsplashes, and in-suite laundry. The property delivers immediate, stable in-place income from quality tenants with future rental upside. The property may also offer flexibility for short-term rental use in certain units, subject to local regulations and buyer strategy. Operational features include separately metered hydro, proportionate gas/water splits, tenant-paid internet, on-site parking potential, and City permit street parking. A rare, turnkey acquisition combining effortless operation, strong immediate yield, and exceptional long-term capital appreciation in a prime Toronto location.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Separate Entrance, Finished
FACING	East
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$13,219
POSTAL CODE	M6H 3Y2
NEIGHBOURHOOD	Dufferin Grove

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.