



FOR SALE

OTHER

MLS# C13775080

447 - 449 Lansdowne Avenue, Toronto, ON M6H 3Y2

Dufferin Grove, Toronto · M6H 3Y2

C\$ 5,500,000

21	17	4,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare 8-unit turnkey portfolio delivering 8,724 sq ft of legal livable space and a ~4.4% in-place yield in prime Toronto. Situated steps from Dufferin Mall, High Park, schools, groceries, TTC transit, and the Bloor GO Station, this property features two fully renovated legal semi-detached fourplexes with modern laneway suites. Building 449 (~4,378 sq ft) includes a 3-bed/1-bath main unit (~768 sf), 3-bed/3-bath upper unit (~1,307 sf), 2-bed/1-bath basement unit (~823 sf), and 3-bed/3-bath laneway suite (~1,480 sf). Building 447 (~4,346 sq ft) includes a 2-bed/2-bath main unit (~847 sf), 3-bed/3-bath upper unit (~1,317 sf), 2-bed/1-bath basement unit (~908 sf), and 3-bed/3-bath laneway suite (~1,274 sf). Each unit offers private entrances, modern kitchens with stainless steel appliances, stylish backsplashes, and in-suite laundry. Low-maintenance operations feature separately metered hydro, proportionate gas/water splits, tenant-paid internet, stable long-term tenants, future repositioning upside, on-site parking, and City permit street parking.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Other
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Other
BASEMENT	Apartment, Separate Entrance, Finished
FACING	East
AREA RANGE	3500-5000 sqft
ANNUAL TAX	\$26,849
POSTAL CODE	M6H 3Y2
NEIGHBOURHOOD	Dufferin Grove

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX METROPOLIS REALTY

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.