



HOMELIFE LANDMARK REALTY INC., Brokerage

FOR LEASE

MULTIPLEX

MLS# C13777534

23 Coulson Avenue The Bellagio, Toronto, ON M4V 1Y3

Forest Hill South, Toronto · M4V 1Y3

C\$ 3,495/mo

3	3	1,300	0	0-5	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to The Bellagio, a bespoke luxury residence at La Maison 23, quietly nestled in the heart of Forest Hill Village, one of Toronto's most coveted enclaves. Village cafés, neighbourhood shops, renowned schools and convenient transit connections make this an address where everyday life can unfold on foot. This lower-level residence offers approximately 1,350 sq. ft., featuring three spacious bedrooms, 2.5 spa-appointed bathrooms and radiant heated floors throughout. The chef's kitchen includes a stone waterfall island, high-end appliances, a built-in wine cooler and brushed gold fixtures. A fireplace wall, paneled feature entry and Scandinavian indirect lighting create warmth and character. All three bedrooms feature paneled headboard walls and custom closets, complemented by two full bathrooms and a separate powder room. Your mornings begin with coffee in the village or a walk through nearby Cedarvale Ravine. Meet friends for brunch at Café Landwer, shop local boutiques and wind down with a soft swirl from Village Chill. A two-minute walk to the TTC bus stop provides connections for quick access to downtown. Enjoy a short walk to cafés, groceries, St. Clair West subway, the St. Clair streetcar and top schools, including Bishop Strachan School (BSS), Upper Canada College (UCC), St. Michael's College School and Forest Hill Public School. Separately metered utilities, sound insulation and 24/7 security cameras.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Multiplex
BASEMENT	Finished, Separate Entrance
FACING	North
AGE	0-5 years
AREA RANGE	1100-1500 sqft
POSTAL CODE	M4V 1Y3
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	5.93 x 4.74	Fireplace, Pot Lights, LED Lighting
Kitchen	Basement	3.84 x 3.63	Centre Island, Pot Lights, Stainless Steel Appl
Bedroom	Basement	—	3 Pc Ensuite, Closet, Pot Lights

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Basement	—	3 Pc Ensuite, Closet, Pot Lights
Bedroom 3	Basement	—	Closet, Pot Lights, LED Lighting
Bathroom	Basement	—	3 Pc Ensuite, Pot Lights, LED Lighting
Laundry	Basement	—	—
Foyer	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.