



FOR SALE

SEMI-DETACHED

MLS# C13778952

278 Avenue Road, Toronto, ON M4G 1G4

Casa Loma, Toronto · M4G 1G4

C\$ 1,749,000

4	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Developers, Investors & Entrepreneurs! Welcome To The Prestigious Republic Of Rathnelly Neighbourhood, One Of Toronto's Most Sought-After Locations. A Rare Opportunity To Own A Prime Mixed-Used Property Offering Endless Possibilities For A Customized Live/Work Space, Professional Office, Income-Generating Rental Units, Or Future Redevelopment. Zoning Along This Stretch Of Avenue Road Permits A Mix Of Residential And Commercial Uses, Making This An Exceptional Investment In A Highly Desirable Area. This Full Three-Storey Brick Semi-Detached Building Is Ready For Your Vision. Whether You're Looking To Create A Unique Residence Offering A Business Below, Design Modern Office Space, Or Renovate Into Rental Units, The Potential Is Outstanding. The Property Also Features A Newer Detached Four-Car Garage Accessed Via The Rear Laneway, Which Provides Valuable Private Parking Or Additional Flexibility. A Short Walk To Summerhill, Yorkville, And Yonge & Bloor, With Convenient TTC Access And Only A 10-Mintue Walk To Summerhill Or Dupont Subway Stations. Minutes To Toronto's Downtown Core. Sold As Is, Where Is, This Property Presents An Incredible Opportunity To Renovate, Reimagine, And Make It Your Own.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$19,706
POSTAL CODE	M4G 1G4
NEIGHBOURHOOD	Casa Loma

GALLERY



LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.