



FOR SALE

MULTIPLEX

MLS# C13779364

33 Lanark Avenue, Toronto, ON M6C 2B5

Oakwood Village, Toronto · M6C 2B5

C\$ 2,249,000

8	5	2,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional architectural residence where inspired design, everyday luxury and intelligent homeownership come together. This distinctive legal multiplex offers a lifestyle rarely found in the city, featuring an expansive four-bedroom owner's residence and two beautifully finished, self-contained two-bedroom suites. Thoughtfully designed for comfort, privacy, and functionality, it provides the opportunity to enjoy elevated living while generating meaningful rental income to help offset monthly carrying costs and build long-term financial security. Set in the heart of vibrant Oakwood Village, this property is surrounded by beautiful parks, schools, cafes, local restaurants, and everyday conveniences, with effortless access to downtown Toronto and just a two-minute walk to the LRT. Ideal for multi-generational living, growing families, or homeowners seeking luxury with built-in income potential, this is more than a home - it's a smart investment in your lifestyle and your future. Live beautifully, enjoy flexibility, and let your property work for you.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Ravine
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$9,238
POSTAL CODE	M6C 2B5
NEIGHBOURHOOD	Oakwood Village

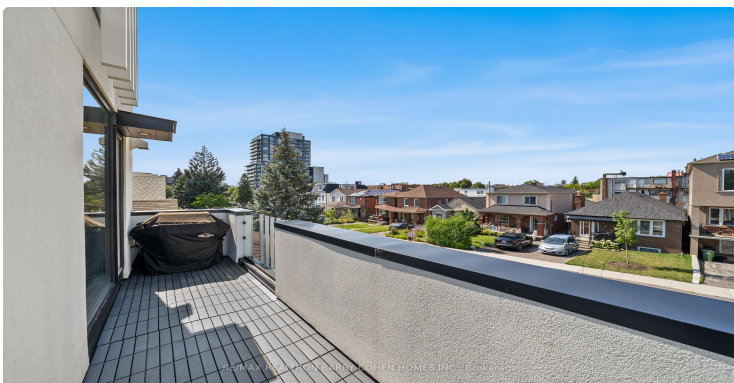
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, B/I Shelves, Walk-Up
Living Room	Main	—	W/O To Balcony, Laminate, Open Concept
Kitchen	Main	—	Open Concept, Quartz Counter, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Laminate, Combined w/Kitchen, Double Closet
Bedroom	Main	—	Double Closet, Laminate, Walk-Out
Bedroom 2	Main	—	Laminate, Double Closet, Window
Living Room	Second	—	Open Concept, Hardwood Floor, Fireplace
Dining Room	Second	—	Hardwood Floor, Pot Lights, Open Concept
Kitchen	Second	—	Centre Island, W/O To Balcony, Pantry
Primary Bedroom	Third	—	4 Pc Ensuite, Closet Organizers, Hardwood Floor
Bedroom 2	Third	—	Hardwood Floor, Double Closet, Window
Bedroom 3	Third	—	Picture Window, Hardwood Floor, Pot Lights
Bedroom 4	Third	—	Hardwood Floor, Picture Window, Closet Organizers
Living Room	Lower	—	Laminate, Above Grade Window, Combined w/Dining
Kitchen	Lower	—	Tile Floor, Open Concept, Quartz Counter
Primary Bedroom	Lower	—	Laminate, Above Grade Window, Double Closet
Bedroom 2	Lower	—	Double Closet, Laminate, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.