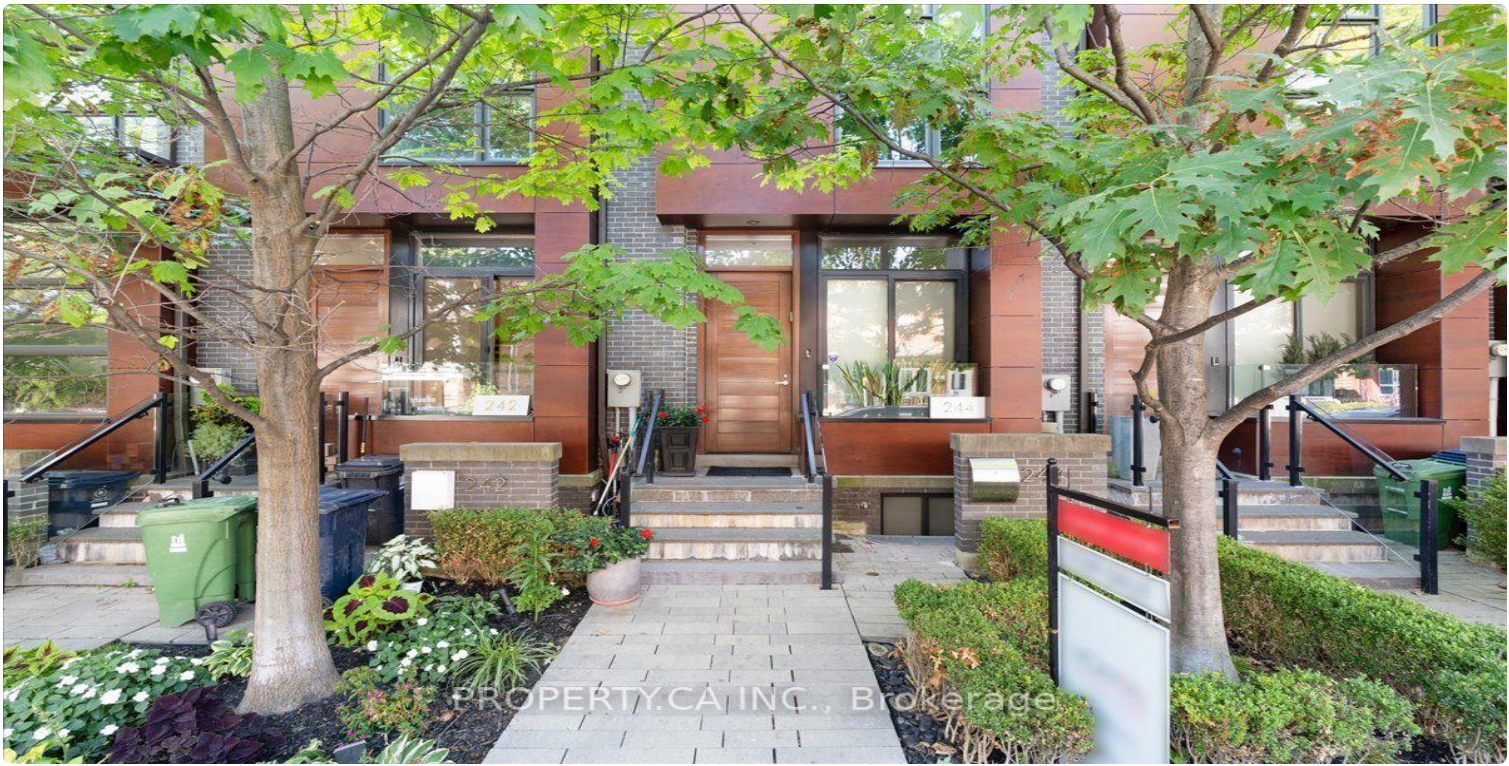




FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13784566

244 Manning Avenue, Toronto, ON M6J 2K7

Trinity-Bellwoods, Toronto · M6J 2K7

C\$ 1,869,000

4	3	1,750	1	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 244 Manning Avenue, an exceptional contemporary townhome in Trinity Towns, the award-winning enclave by Urban Capital and Shram Homes. From the moment you enter, soaring 10-foot ceilings and dramatic floor-to-ceiling glass create an extraordinary sense of volume, light and architectural presence. The thoughtfully designed layout maximizes both space and storage. The main level features a chef-inspired kitchen with exceptional storage, inviting dining area and sophisticated living space anchored by custom built-ins, a striking stone-clad feature wall and gas fireplace. The entire space opens to a spectacular private terrace with gas and water connections-an exceptional extension of the home, perfect for intimate dinners, summer entertaining or quiet evenings under the stars. Upstairs, three beautifully proportioned bedrooms include a remarkable third-floor primary retreat. A private sanctuary, the primary suite offers a generous walk-in closet with custom organizers and a luxurious ensuite with designer soaker tub, oversized glass shower and double vanity. The second floor includes two additional bedrooms, a spacious 4-piece bathroom and convenient laundry. The lower level offers exceptional flexibility as a family room, home office or den, plus a powder room and direct access to the secure oversized underground garage. Central vacuum adds another thoughtful touch. A rare opportunity for refined contemporary living in one of Trinity Bellwoods' most distinctive architectural communities. Just steps from Trinity Bellwoods Park and surrounded by the best of College, Dundas West and Queen West, with an exceptional collection of restaurants, cafés, boutiques and culture at your doorstep. Design. Privacy. Light. Outdoor living. An exceptional urban residence in one of Toronto's most coveted neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

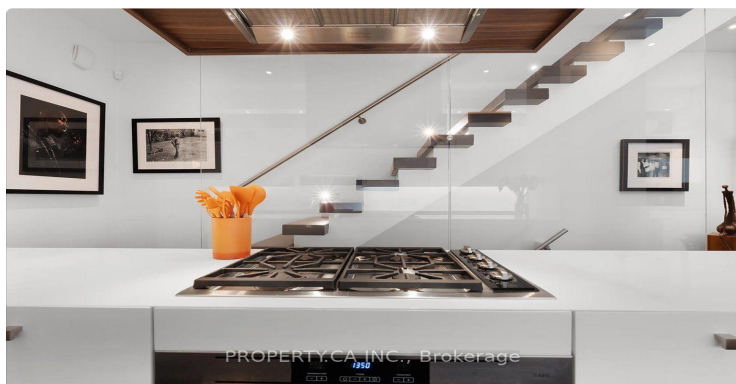
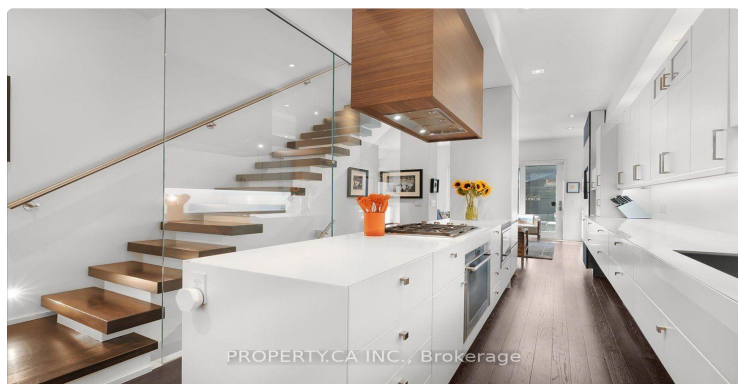
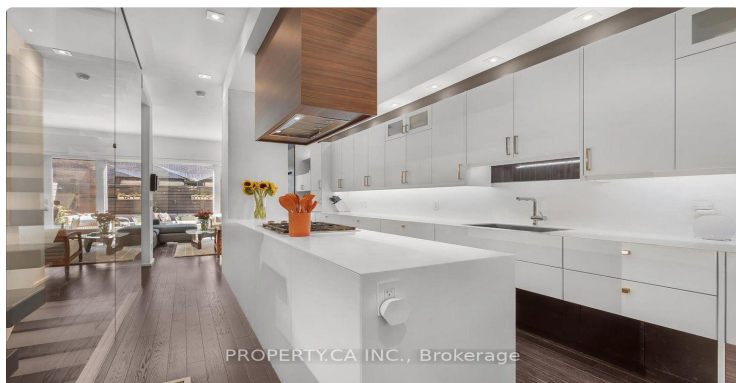
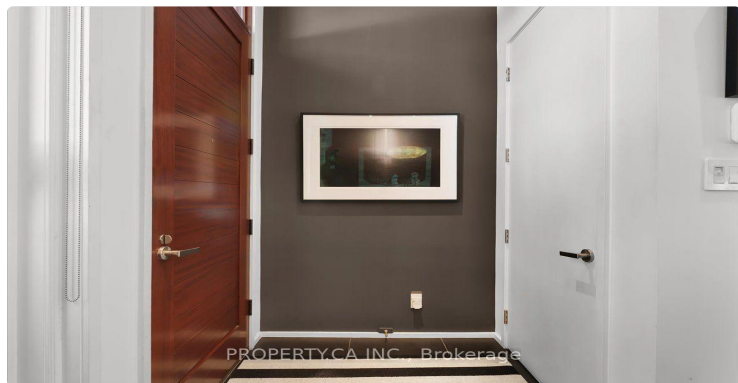
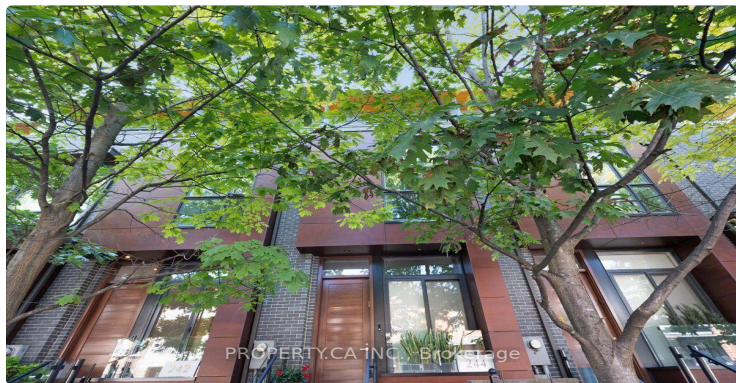
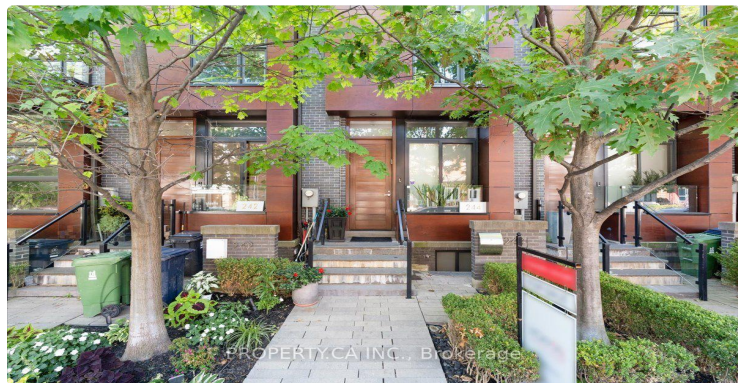
PROPERTY DETAILS

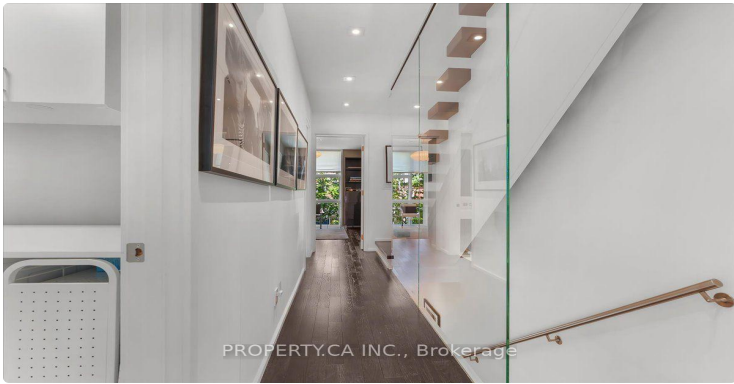
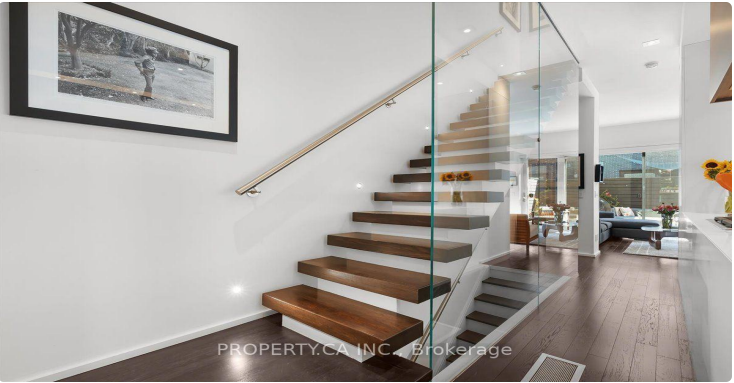
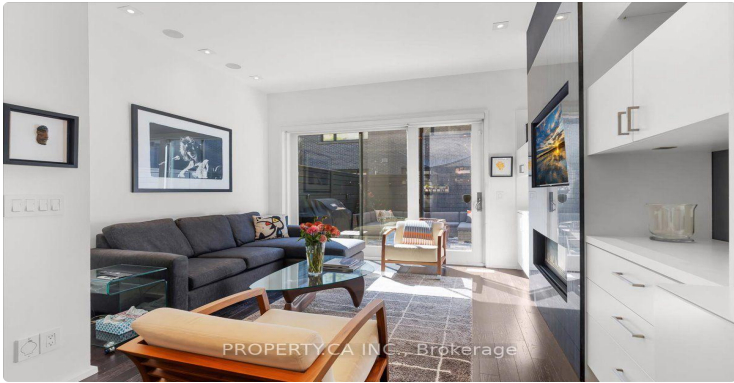
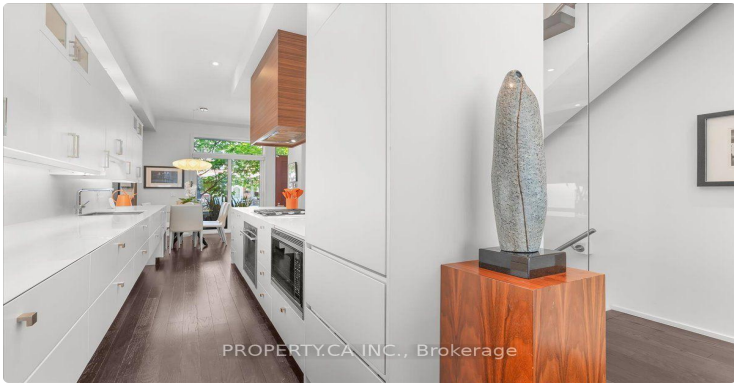
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished, Partial Basement
FACING	West
AGE	6-15 years
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,903
POSTAL CODE	M6J 2K7
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Kitchen, Window Floor to Ceiling
Living Room	Main	—	W/O To Patio, Hardwood Floor, Fireplace
Bedroom 2	Second	—	Hardwood Floor, Large Window, Double Closet
Laundry	Second	—	—
Kitchen	Main	—	Quartz Counter, Hardwood Floor
Dining Room	Main	—	Combined w/Kitchen, Hardwood Floor, Juliette Balcony
Primary Bedroom	Third	—	Hardwood Floor, Walk-In Closet(s), Ensuite Bath
Recreation	Lower	—	Tile Floor, Large Window
Bedroom 3	Second	—	Hardwood Floor, Large Window, Double Closet
Kitchen	Main	—	Hardwood Floor, Centre Island, B/I Appliances
Family Room	Main	—	Hardwood Floor, Fireplace, W/O To Patio
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Window Floor to Ceiling
Bedroom 3	Second	—	Hardwood Floor, Closet, Window Floor to Ceiling
Primary Bedroom	Third	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom	Basement	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

Email: pshaganenko@gmail.com

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.