



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13810416

140 Spruce Street, Toronto, ON M5A 2J5

Cabbagetown-South St. James Town, Toronto · M5A 2J5

C\$ 1,735,000

3	3	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautifully renovated, 3-storey classic Cabbagetown Victorian. Stylish open concept main floor living with high ceilings, hardwood floors, large picture window, elegant gas fireplace with stunning white marble mantle. Open concept contemporary chef's kitchen with breakfast bar and walk out to private landscaped backyard patio and parking off rear lane. 2nd floor has two large bedrooms - one with 4-piece ensuite, separate shower and sumptuous soaking tub, a second large bedroom with walk-in closet and floor to ceiling windows overlooking back garden. There's also a separate 2nd floor laundry room! The entire 3rd floor is dedicated to a super stylish and dramatic primary suite with soaring ceilings luxurious true spa-ensuite with chic designer oval soaking tub and walk out to private rooftop sundeck! The finished basement offers a stylish media room with open beamed ceilings perfect for movie nights at home and a 3rd full bathroom with separate shower. Located just steps to Riverdale Farm, shops, restaurants and cafes of Parliament St 140 Spruce St is an ideal escape for the urban professional looking for an exquisitely renovated turnkey property in the heart of downtown!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Fenced Yard
- ✓ Arts Centre

PROPERTY DETAILS

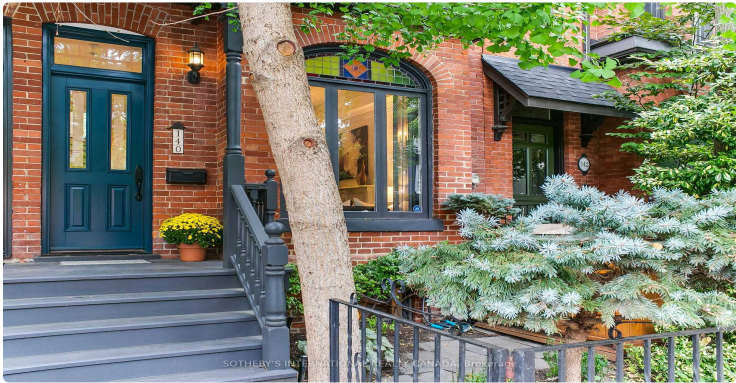
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,804
POSTAL CODE	M5A 2J5
NEIGHBOURHOOD	Cabbagetown-South St. James Town

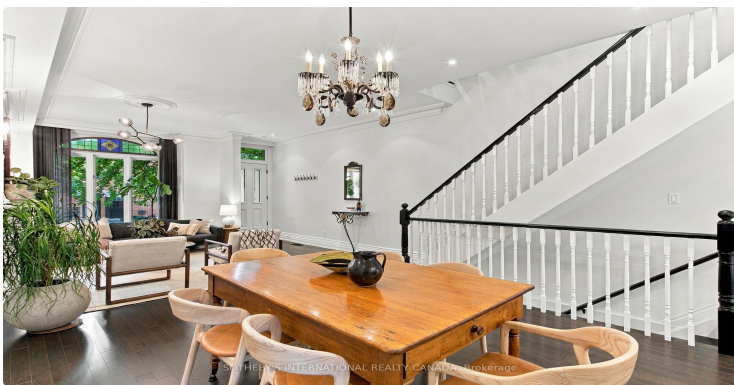
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Crown Moulding, Pot Lights
Living Room	Main	—	Gas Fireplace, Large Window, Overlooks Frontyard
Dining Room	Main	—	Open Concept, Combined w/Living, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Breakfast Bar, W/O To Patio, Stainless Steel Appl
Bedroom 2	Second	—	4 Pc Ensuite, Large Window, Overlooks Frontyard
Bathroom	Second	—	4 Pc Ensuite, Soaking Tub, Pedestal Sink
Bedroom 3	Second	—	Walk-In Closet(s), Large Window, Overlooks Backyard
Laundry	Second	—	Window, Hardwood Floor
Primary Bedroom	Third	—	4 Pc Ensuite, W/O To Sundeck, Crown Moulding
Bathroom	Third	—	4 Pc Ensuite, Soaking Tub, Tile Floor
Other	Third	—	Overlooks Backyard
Media Room	Basement	—	Above Grade Window, Hardwood Floor, Pot Lights
Bathroom	Basement	—	Separate Shower, Tile Floor
Furnace Room	Basement	—	Concrete Floor

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.