



FOR SALE

DETACHED

MLS# C13819852

52 Heydon Park Road, Toronto, ON M6J 2C8

Little Portugal, Toronto · M6J 2C8

C\$ 2,150,000

7	6	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 52 Heydon Park Road, a beautifully maintained investment property gutted and rebuilt in the mid 90's features 5 self-contained apartments with 4 separate hydro meters on a 400amp service, basement underpinned with over 7 foot ceilings . Nestled in one of Toronto's most vibrant and desirable neighborhood, located on a quite street yet steps to College St restaurants, cafes, Dovercourt YMCA, parks, Little Italy, Little Portugal, transit and schools. This exceptional multi-unit property is perfect for investors looking to generate solid income or perfect for a family looking to occupy the second floor unit featuring approximately 1200 sq ft with 3 Bedrooms, 2 baths, en-suite laundry, independent HVAC system, fireplace, and a walk-out balcony with great views, while keeping the 4 lower rental units to off set mortgage payments. The property is fully tenanted with reliable professional occupants and includes shared coin operated laundry room for main floor and basement units. A private driveway and detached garage provide extra value, with parking income potential of \$500/month boosting your cash flow even further. Each unit is unique, self-contained, with separate heating/AC systems. Situated on a slightly elevated south facing landscaped corner lot providing natural light throughout the day with great curb appeal, the newly installed side yard interlocking leads to a rear double private driveway facing a detached double garage. This is truly a turn key investment with very low interior and exterior maintenance, in a fantastic location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

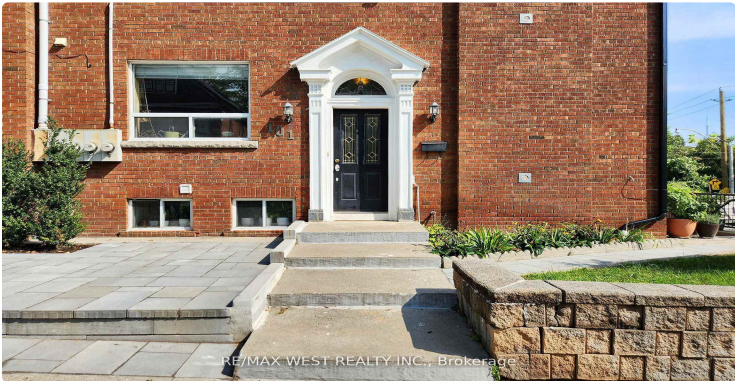
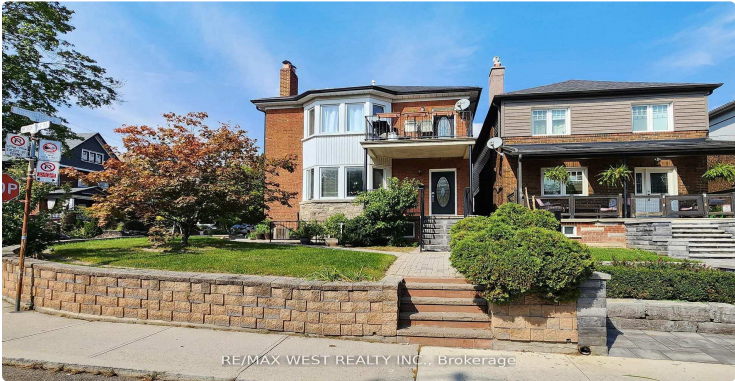
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Apartment
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$9,730
POSTAL CODE	M6J 2C8
NEIGHBOURHOOD	Little Portugal

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Brick Fireplace, Parquet

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Family Size Kitchen, Large Window, Ceramic Floor
Bedroom	Main	—	Large Closet, Parquet
Mud Room	Main	—	Walk-Out, Ceramic Floor
Living Room	Main	—	Combined w/Kitchen, Ceramic Floor
Kitchen	Main	—	Eat-in Kitchen, Ceramic Floor, Large Window
Bedroom	Main	—	Parquet, Closet
Living Room	Second	—	Marble Fireplace, W/O To Balcony, Parquet
Kitchen	Second	—	Eat-in Kitchen, Ceramic Floor
Primary Bedroom	Second	—	Parquet, Large Closet
Bedroom 2	Second	—	Parquet, Closet
Bedroom 3	Second	—	Parquet, Closet
Laundry	Basement	—	Walk-Out
Living Room	Basement	—	Parquet, Above Grade Window
Kitchen	Basement	—	Eat-in Kitchen, Laminate
Bedroom	Basement	—	Walk-In Closet(s), Laminate
Living Room	Basement	—	Combined w/Kitchen, Ceramic Floor
Kitchen	Basement	—	Renovated, Stainless Steel Appl
Bedroom	Basement	—	Double Closet, Laminate

GALLERY





LISTING AGENT

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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.