



FOR LEASE

SEMI-DETACHED

MLS# C13821250

263 Grace Street Lower, Toronto, ON M6G 3A7

Palmerston-Little Italy, Toronto · M6G 3A7

C\$ 2,250/mo

2	1	1,750	0	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 263 Grace Street, a beautifully renovated 1+1 bedroom lower apartment situated in the heart of Toronto's highly sought-after Little Italy neighbourhood, just steps from trendy College Street. Offering over 700 square feet of stylish and functional living space, this residence serves as the ideal condo alternative, seamlessly combining modern interior design with the rare luxury of a private outdoor retreat. Inside, a bright and spacious open-concept layout unfolds, highlighted by crisp pot lighting, durable luxury vinyl plank flooring, sleek ceramic tile, and custom built-ins that maximize space and style. The chef-inspired kitchen is designed for both everyday cooking and casual hosting, featuring a large eat-in island, extensive cabinetry, and full-sized stainless steel appliances, including a gas stove, dishwasher, slim microwave range hood, and fridge. Year-round comfort is maintained effortlessly with central air conditioning. The well-proportioned primary bedroom provides a quiet, comfortable sanctuary, while the separate den offers essential flexibility for a dedicated home office, guest room, or creative studio. A fully updated four-piece bathroom completes the interior with contemporary fixtures and clean, modern finishes. Extending the living space outdoors, the property features an exceptional shared backyard oasis-a rare find for rentals in the area-complete with distinct dining and lounge areas alongside a propane barbecue, perfect for outdoor dining and entertaining. Additional features include convenient on-site shared laundry. This unbeatable urban location is situated just steps from College Street. You are surrounded by Toronto's finest dining, cafes, boutiques, and transitoptions, offering an effortless commute to the downtown core. Available Nov 1 for \$2,250/month plus hydro. Garage parking available for an extra fee.

FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

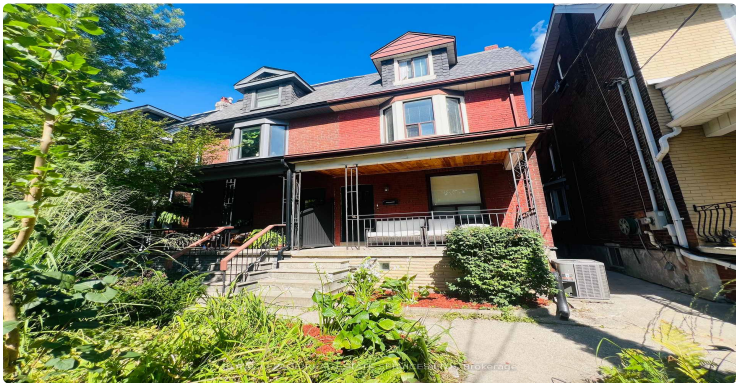
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment
FACING	West
AGE	100+ years
AREA RANGE	1500-2000 sqft
POSTAL CODE	M6G 3A7
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
263 Grace Street Lower, Toronto, ON M6G 3A7			ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Foyer	Basement	—	Combined w/Kitchen, B/I Closet, B/I Shelves
Kitchen	Basement	—	Above Grade Window, B/I Dishwasher, Eat-in Kitchen
Living Room	Basement	—	Combined w/Dining, B/I Shelves, Vinyl Floor
Bathroom	Basement	—	4 Pc Bath, Ceramic Floor, Recessed Lighting
Primary Bedroom	Basement	—	Above Grade Window, Closet, Vinyl Floor
Den	Basement	—	Above Grade Window, Vinyl Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.