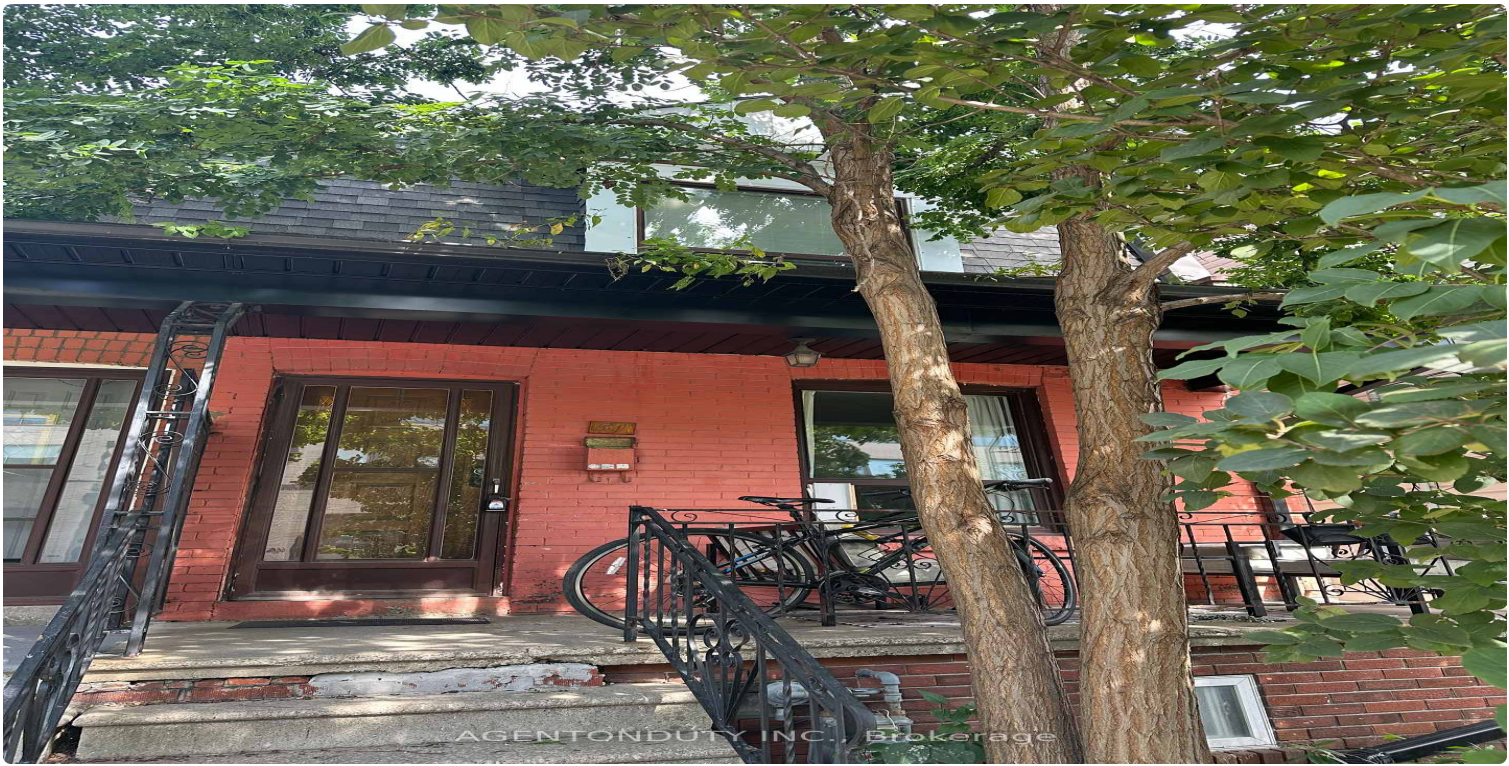




FOR SALE

TRIPLEX

MLS# C13845862

51 Perth Avenue, Toronto, ON M6R 2C1

Dufferin Grove, Toronto · M6R 2C1

C\$ 950,000

3	3	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turnkey Semi-DetatchedTriplex Investment or Multi-Generational Living Opportunity! Welcome to this bright and spacious triplex [MPAC] featuring 3 self-contained one-bedroom units, each with its own private entrance. Thoughtfully designed for comfort and functionality, all units feature hardwood flooring throughout and are filled with natural light. Ideal for investors or families. Shared Coin Laundry in Basement. Quiet Street in Vibrant Neighbourhood. Close to TTC (Bloor Station), UP, Rail Path, MOCA, Henderson Brewery, Terroni Sterling, Cafes and shops As well as a short walk to Roncesvalles and High Park. Over 1600 sq Ft of Livable Space on 3 Floors. 2nd Floor Vacant Dec 1, Main & Basement Month to Month.

FEATURES

- ✓ Basement
- ✓ Public Transit
- ✓ Arts Centre

PROPERTY DETAILS

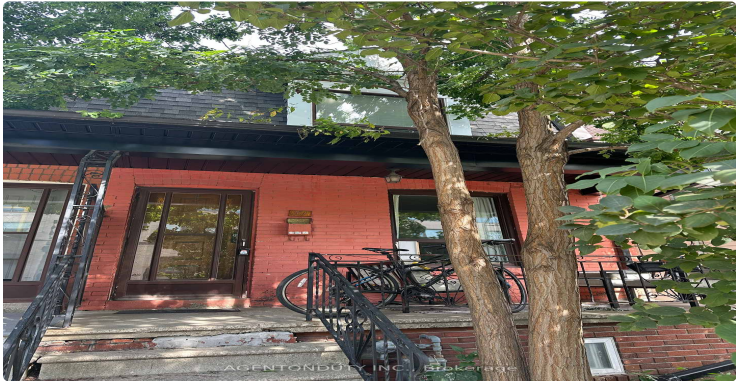
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance, Finished with Walk-Out
FACING	East
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$4,434
POSTAL CODE	M6R 2C1
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, French Doors
Bedroom	Main	—	Hardwood Floor, French Doors, Ceiling Fan(s)
Kitchen	Main	—	Eat-in Kitchen, Tile Floor, Window
Living Room	Second	—	Hardwood Floor, Large Window, Closet
Kitchen	Second	—	Eat-in Kitchen, Closet, Tile Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Second	—	Hardwood Floor, Closet
Living Room	Basement	—	Hardwood Floor, Open Concept
Bedroom 3	Basement	—	3 Pc Ensuite, Hardwood Floor, Closet
Laundry	Basement	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

AGENTONDUTY INC.

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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.