



FOR SALE

TRIPLEX

MLS# C13849994

201 Seaton Street, Toronto, ON M5A 2T5

Cabbagetown-South St. James Town, Toronto · M5A 2T5

C\$ 1,590,000

4	3	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to own a distinctive multi-unit historic home in the heart of Cabbagetown South. Offering three self-contained residential units and approximately 3,038 sq. ft. of total living space across four levels, this unique property presents an excellent opportunity for an end user, investor or multigenerational living! **The spacious main residence is filled with original charm and character, featuring beautiful wood trim and doors, exposed brick, expansive principal rooms, and newly installed engineered hardwood flooring throughout the main level. The generous eat-in kitchen features a breakfast bar, gas stove and walkout to a private backyard with convenient rear parking. An ideal opportunity for an owner-occupier to enjoy the character and space of the main residence while benefiting from rental income from the two upper suites. **Upstairs are two charming one-bedroom suites, both currently tenanted and each offering its own unique character. The second-level suite is a spacious 1+1 with over 800 sq. ft. of living space, featuring high ceilings, exposed brick, and plenty of character throughout. The top-floor suite is truly one of a kind and must be seen to be appreciated. Offering approximately 568 sq. ft., this distinctive space is filled with character, featuring soaring ceilings, skylights, exposed brick, beautiful original trim work, and its own private terrace. ***Set within the Cabbagetown Southwest Heritage Conservation District, the property is surrounded by the neighbourhood's signature architecture, mature tree-lined streets, parks, restaurants, and strong sense of community. Enjoy exceptional downtown convenience, just an 8-minute walk to Yonge Street, Dundas subway station, and Allan Gardens Dog Park, with easy access to TMU, Eaton Centre, restaurants, cafés, shopping, and the Financial District. For commuters, the DVP is just a short 4 minute drive away, providing convenient access in and out of the city.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

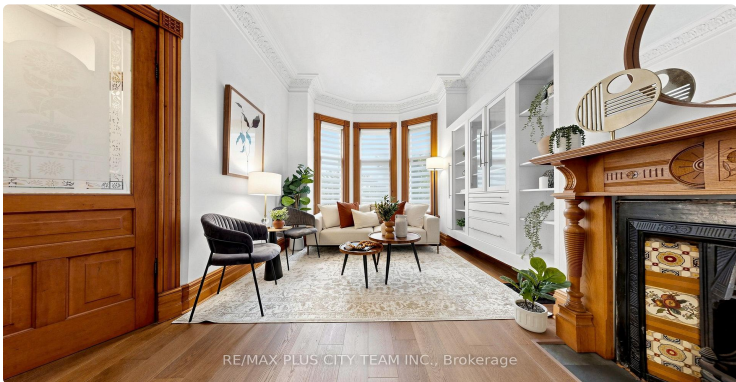
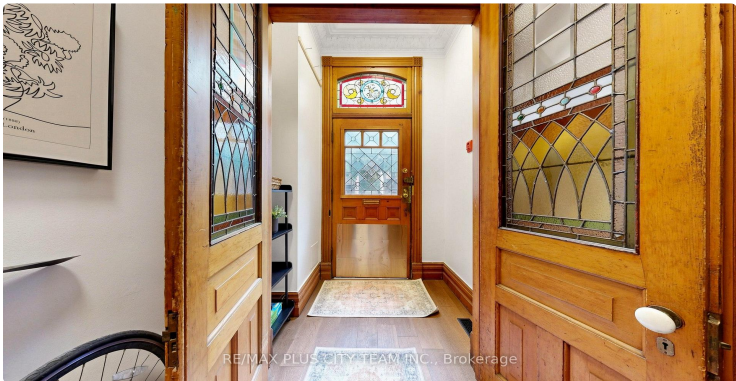
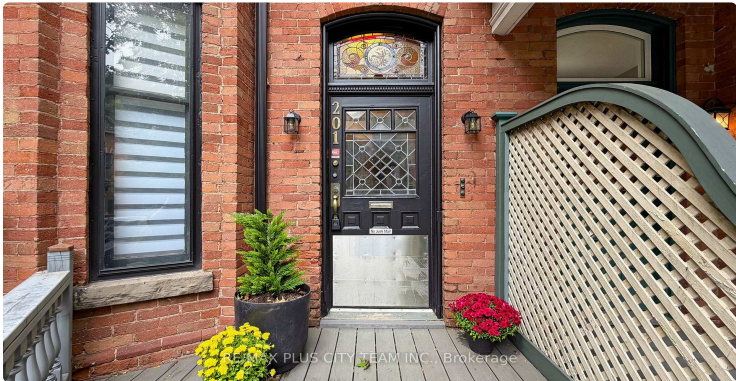
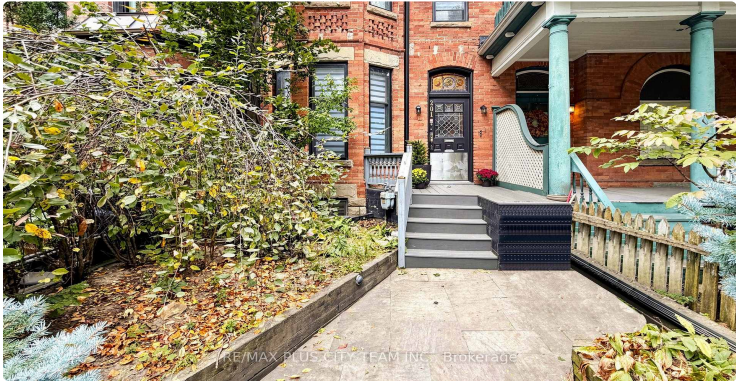
PROPERTY DETAILS

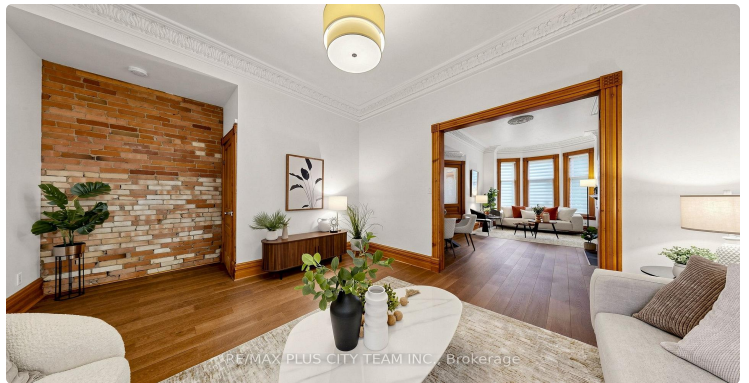
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished, Full
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,729
POSTAL CODE	M5A 2T5
NEIGHBOURHOOD	Cabbagetown-South St. James Town

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	6.22 x 4.09	Hardwood Floor, Double Doors, Bay Window
Living Room	Main	4.09 x 3.76	Hardwood Floor, Crown Moulding, Separate Room
Kitchen	Main	6.08 x 2.90	Stainless Steel Appl, Breakfast Area, W/O To Yard
Bedroom	Lower	4.88 x 3.69	Hardwood Floor, W/W Closet, Window
Bedroom	Lower	5.69 x 3.15	Hardwood Floor, Pot Lights, Window
Living Room	Second	5.95 x 3.10	Carpet Free, Combined w/Dining, Bay Window
Den	Second	3.10 x 2.75	Carpet Free, Closet
Kitchen	Second	3.46 x 2.00	Open Concept, Window
Bedroom	Second	3.10 x 3.00	Carpet Free, Closet, Overlooks Backyard
Living Room	Third	4.60 x 4.37	Skylight, Gas Fireplace, W/O To Deck
Kitchen	Third	2.90 x 2.34	Stainless Steel Appl, Granite Counters, Breakfast Area
Bedroom	Third	4.75 x 2.52	Skylight, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PLUS CITY TEAM INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.