



FOR LEASE

SEMI-DETACHED

MLS# C13861364

60 Boswell Avenue, Toronto, ON M5R 1M4

Annex, Toronto · M5R 1M4

C\$ 8,000/mo

3	3	2,250	2	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 60 Boswell Avenue, nestled on a serene cul-de-sac in the vibrant heart of the city. This beautifully renovated heritage home features three bedrooms and a spacious family room on the second floor. The main floor, with its impressive 10-foot ceilings, boasts an updated kitchen that seamlessly flows into the dining room, while the living room opens up to the backyard, allowing for effortless indoor-outdoor living. Abundant natural light fills every corner of this home. The primary bedroom offers wall-to-wall closets and picturesque southern views. The second bedroom includes its own private deck, perfect for enjoying a morning coffee. The third bedroom, situated on the second floor, overlooks the tranquil backyard, and the generous family room can easily accommodate an office space. The lower level is designed for relaxation and utility, featuring a well-lit recreation room, a three-piece washroom, and a laundry room with ample storage. Located just steps from Avenue Road, residents can indulge in the finest restaurants and luxury shopping that Yorkville has to offer. Plus, with easy access to the subway, commuting is a breeze.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ Library
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Partially Finished
FACING	North
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
POSTAL CODE	M5R 1M4
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	2.78 x 2.95	Hardwood Floor, Overlooks Frontyard, B/I Shelves
Kitchen	Ground	2.55 x 5.40	Hardwood Floor, Renovated, Stainless Steel Appl
Living Room	Ground	3.34 x 4.72	Hardwood Floor, Fireplace, W/O To Yard

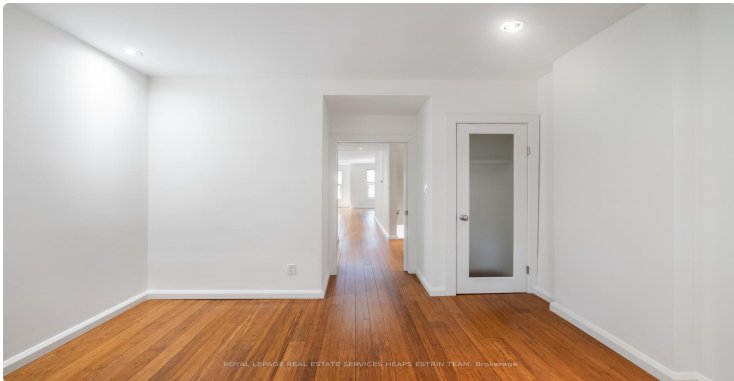
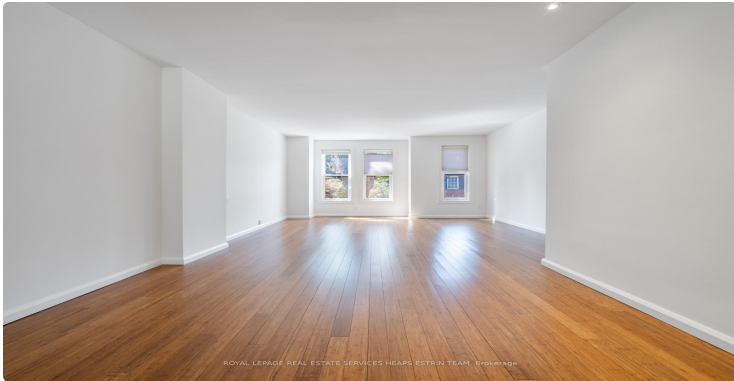
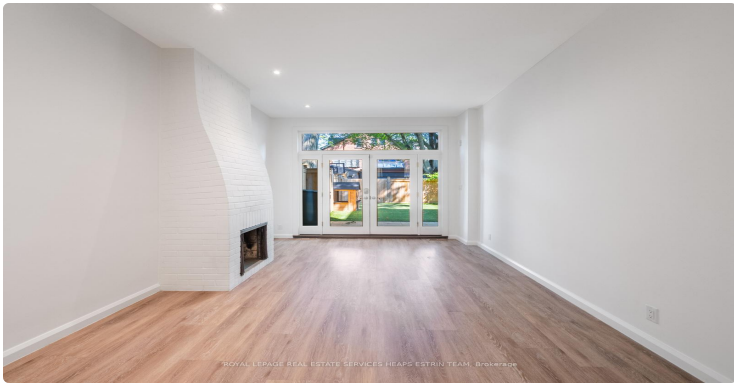
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ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Second	4.56 x 8.15	Hardwood Floor, Overlooks Frontyard, South View
Bedroom 2	Second	3.18 x 3.64	Hardwood Floor, Overlooks Backyard, Window
Primary Bedroom	Third	3.77 x 4.82	Hardwood Floor, B/I Closet, South View
Bedroom 3	Third	2.74 x 3.44	Hardwood Floor, W/O To Deck, North View
Bedroom	Basement	4.49 x 2.73	Broadloom, Above Grade Window, South View
Laundry	Lower	2.82 x 7.88	Concrete Floor, Partly Finished, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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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.