



FOR SALE

DUPLEX

MLS# C13867018

185 Glenholme Avenue, Toronto, ON M6E 3C5

Oakwood Village, Toronto · M6E 3C5

C\$ 2,245,000

7	4	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Why choose between a premium family home and an income property when you can have both? Live in a house-sized owner's residence while generating meaningful income from a separate legal suite. This rare, fully renovated legal duplex offers the scale, character, parking, outdoor living and flexibility of a substantial single-family home, with built-in rental income. The expansive owner's suite spans nearly 3,000 sq ft across the upper and lower levels, creating an impressive private home with multiple living zones, generous principal rooms, exposed brick, a striking spiral staircase, and a spectacular third-floor primary retreat with walk-out to an oversized private terrace. Ideal for buyers who want elevated everyday living, room to grow, and the ability to offset carrying costs without compromising their own space. The separate 2-bedroom ground floor unit is currently leased at \$2,950/month, providing immediate income from quality tenants already in place. The lower level is currently enjoyed as a substantial extension of the owner's residence, featuring impressive 8-ft ceiling heights, exposed structural steel beams and hydronic in-floor radiant heating. Steps from St. Clair Ave W, TTC, parks, shops & cafés, the property offers two separate entrances, rare dead-end street access, and 2.5 detached garages (Glenholme & Glenhurst Access). Outdoors, enjoy a private landscaped backyard designed for lounging, dining and entertaining. A rare opportunity to own a beautifully upgraded, character-filled home with the scale and comfort of a premium primary residence, the security of rental income, private outdoor space, excellent parking, and multiple ways to live, work and invest in a walkable, transit-connected Toronto neighborhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

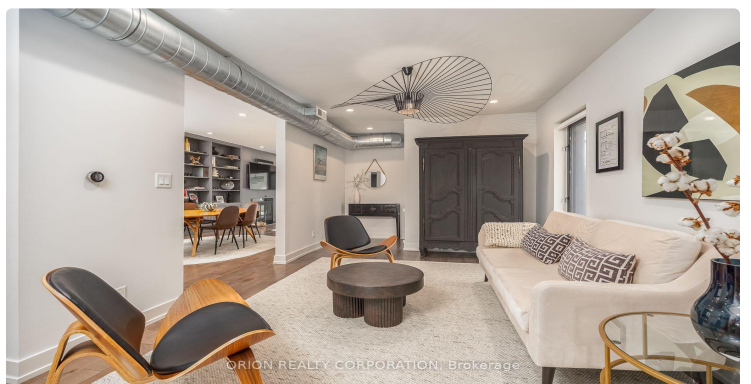
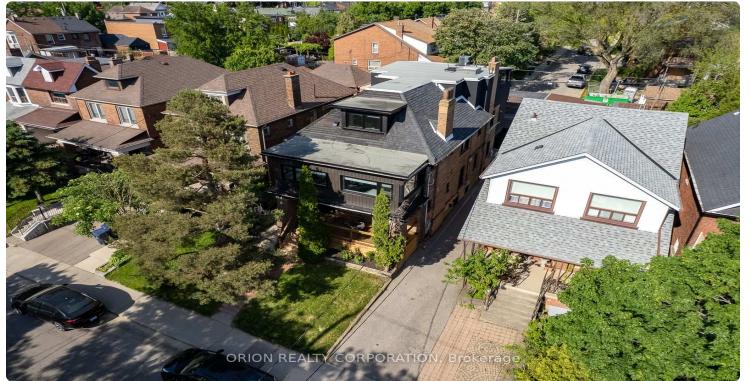
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	2.5 spaces
ANNUAL TAX	\$10,704
POSTAL CODE	M6E 3C5
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	ORION REALTY CORPORATION
185 Glenholme Avenue, Toronto, ON M6E 3C5				

Living Room	Ground	—	Large Window, Open Concept, Fireplace
Dining Room	Ground	—	Large Window
Kitchen	Ground	—	Large Window, Breakfast Area
Bedroom	Ground	—	Double Closet
Bedroom 2	Ground	—	Window, Double Closet
Living Room	Second	—	Fireplace, Hardwood Floor
Family Room	Second	—	Spiral Stairs
Kitchen	Second	—	Stone Counters, Large Window
Dining Room	Second	—	B/I Closet
Bedroom	Second	—	Closet, Window
Play	Second	—	Large Window
Primary Bedroom	Third	—	His and Hers Closets, Open Concept
Den	Third	—	Wet Bar, Spiral Stairs, W/O To Terrace
Exercise Room	Basement	—	Above Grade Window
Recreation	Basement	—	Large Closet, Above Grade Window, Access To Garage
Bedroom	Basement	—	Above Grade Window

GALLERY





LISTING AGENT

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ORION REALTY CORPORATION

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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.