



FOR SALE

SEMI-DETACHED

MLS# C13877000

82A Augusta Avenue, Toronto, ON M5T 2L1

Kensington-Chinatown, Toronto · M5T 2L1

C\$ 1,099,000

5	2	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Just renovated and move-in ready! Live where Kensington Market's artistic spirit meets the energy of Chinatown at 82A Augusta Avenue. Beautiful luxury vinyl flooring throughout! This corner semi-detached duplex puts you steps from Spadina's best restaurants, Queen West boutiques, and the University of Toronto campus. Whether you're an investor or an end-user, the location delivers the best of Toronto right at your doorstep.The property has a proven history as two separate rental units, with a private rear entrance and a brand-new 2025 furnace for added peace of mind. Kitchens on both the main and second floors make it easy to keep as two self-contained units, or to combine them into a spacious four-bedroom family home. The bright second-floor living area can also double as a large fourth bedroom.Rare private laneway parking sits on a footprint that once held a garage, offering the potential to rebuild one. Your choice whether to live yourself in a beautiful large 4-bedroom home, rent out one of the two units, or rent both! Seller does not warrant retrofit status of separate units.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ School
- ✓ Public Transit
- ✓ Park
- ✓ Library
- ✓ Hospital

PROPERTY DETAILS

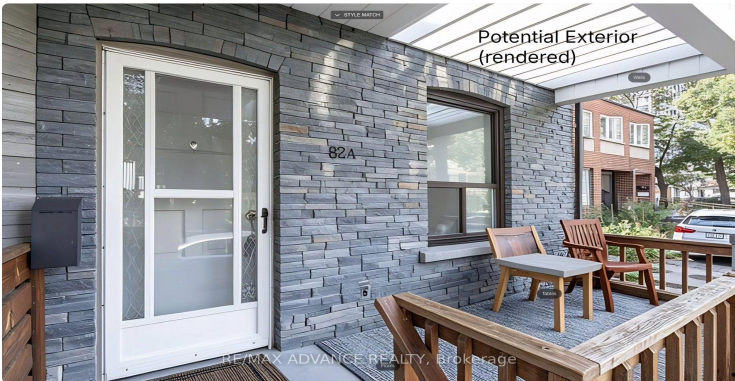
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Unfinished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,239
POSTAL CODE	M5T 2L1
NEIGHBOURHOOD	Kensington-Chinatown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Hardwood Floor, Closet, W/O To Balcony
Family Room	Main	—	Vinyl Floor, Window
Living Room	Main	—	Hardwood Floor, Window, Combined w/Br

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Tile Floor, Window
Kitchen	Second	—	Tile Floor, Window, Backsplash
Bedroom 2	Second	—	Vinyl Floor, Window, Closet
Bedroom 3	Third	—	Vinyl Floor, Window
Bedroom 4	Third	—	Vinyl Floor, Window, Closet
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GALLERY





LISTING AGENT

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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.