



FOR SALE

TRIPLEX

MLS# C13877866

33 Atlas Avenue, Toronto, ON M6C 3N8

Humewood-Cedarvale, Toronto · M6C 3N8

C\$ 2,295,000

7	3	3,250	4	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Amazing on Atlas. A rare, full triplex on one of the neighbourhood's quietest streets, 33 Atlas Avenue hits the market for the first time after 60 years and four generations of one family. This home has a genuine soul and a story you can't manufacture. At 46.06 feet wide by 100.13 feet deep, this is one of the widest lots on Atlas and a rare find for the neighbourhood, where most frontages sit well under 30 feet. That width changes what the property can become: a generous side yard, room for a proper garden or parking, and a footprint that invites reimagining. Three-unit income property, sprawling single-family home, or something the street hasn't seen yet, the lot gives you the canvas. The building lives as three distinct units. The main floor offers a comfortable one-bedroom suite. Above it, a spacious upper unit spans two storeys: kitchen and bath on the lower level, a private bedroom, then a bedroom and bonus room above. Connected at the back, the original home is a charming self-contained two-bedroom suite. Perfect for house hackers: live in one unit and rent the other two, or share the building with friends or family while the rents carry the mortgage. That back apartment is where it all started. Believed to be the first dwelling on the street, it traces to the Graham family, whose name still marks the local park and Graham Gardens. Acquired in 1966 from Mr. Graham, grandson of the original owner and builder, its role as an early anchor in the urbanization of York Township, with ties to Toronto's First World War home-front efforts, is valued by local historians. Steps from parks, cafes, shops, and the restaurants of St. Clair West, with easy transit downtown. Families will appreciate proximity to St. Michael's College School, Hudson College, and De La Salle College "Oaklands." 33 Atlas offers flexibility that is hard to find: a true piece of the street's history, on one of its widest lots, with no heritage designation to limit what comes next.

FEATURES

- ✓ Basement
- ✓ Garage

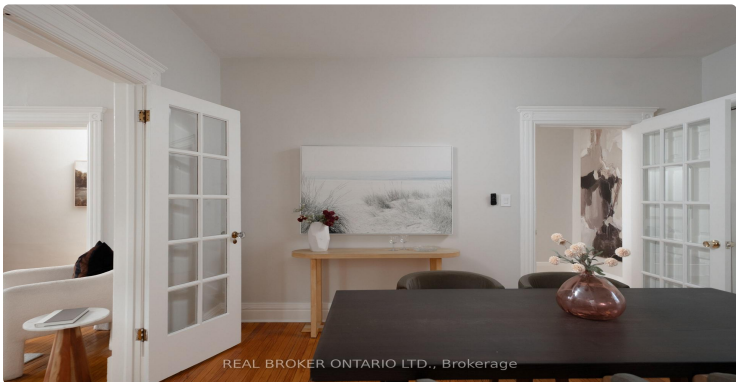
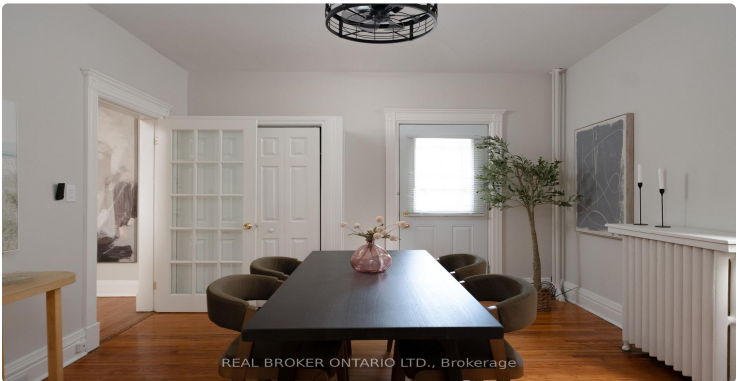
PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Partially Finished
FACING	East
AGE	100+ years
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,662
POSTAL CODE	M6C 3N8
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom	Main	—	—
Kitchen	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Primary Bedroom	Second	—	—
Bedroom 4	Third	—	—
Other	Third	—	—
Other	Basement	—	—
Utility Room	Basement	—	—
Recreation	Basement	—	—
Utility Room	Basement	—	—
Kitchen	Main	—	—
Dining Room	Main	—	Combined w/Living
Living Room	Main	—	Combined w/Dining
Bedroom	Main	—	—
Primary Bedroom	Main	—	—

GALLERY





LISTING AGENT

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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.