



FOR SALE

DUPLEX

MLS# C13881704

1242 College Street, Toronto, ON M6H 1C2

Dufferin Grove, Toronto · M6H 1C2

C\$ 1,219,000

4	4	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional opportunity in the heart of Toronto's vibrant College West neighbourhood! This substantial 2-storey semi-detached home is currently configured into 4 self-contained living spaces, offering tremendous flexibility for investors, end users or multi-generational families. A rare opportunity with 2 units already vacant and a third becoming vacant October 31st, allowing the new owner to establish their own rents or occupy one unit while generating income from the others to help offset mortgage costs. The remaining unit is occupied by a long-term tenant who would welcome the opportunity to stay. Current and previous rental income demonstrate the property's excellent income-generating potential, with additional upside as vacant units are re-leased. Situated in a dynamic west-end community, just steps to trendy restaurants, cafés, independent shops, parks, schools, Dufferin Mall and convenient TTC access, including the College streetcar and Lansdowne subway station. Whether you're looking to expand your investment portfolio or establish roots in one of Toronto's most exciting neighbourhoods, 1242 College Street offers location, versatility and opportunity!

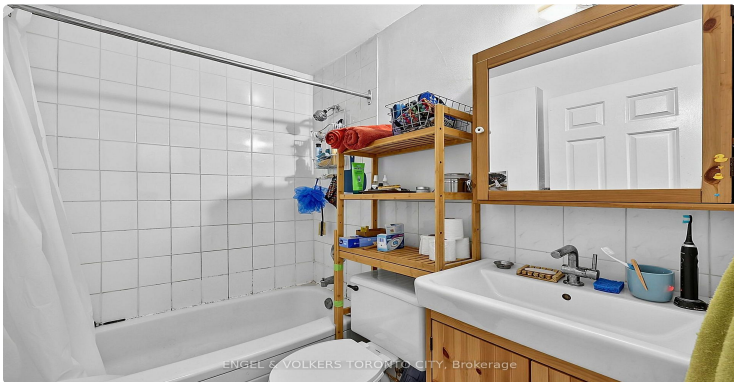
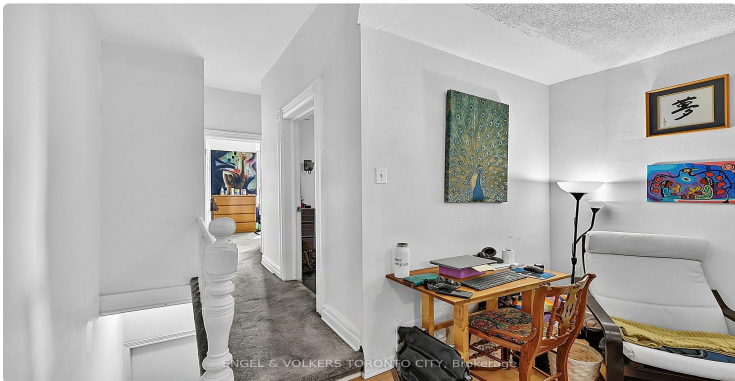
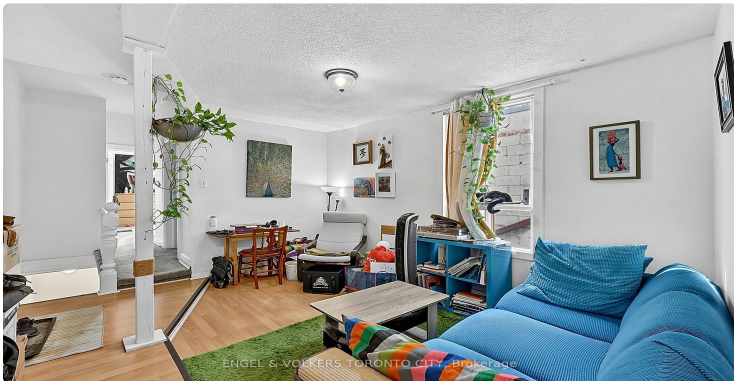
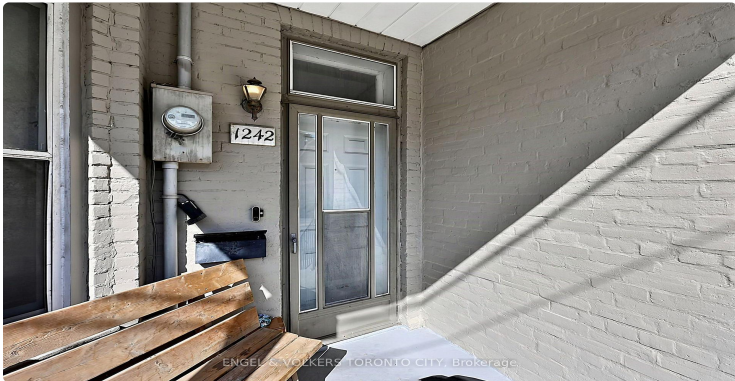
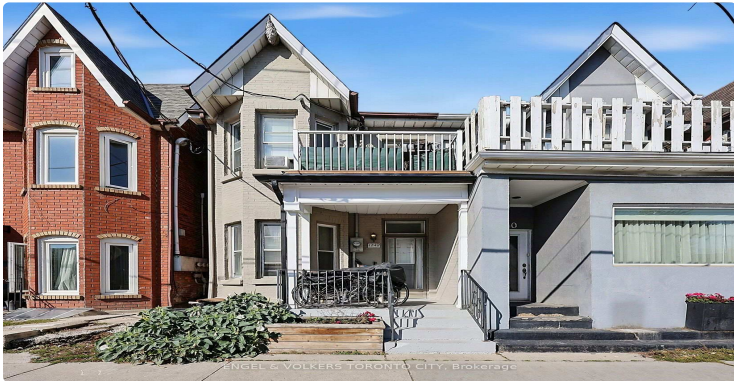
FEATURES

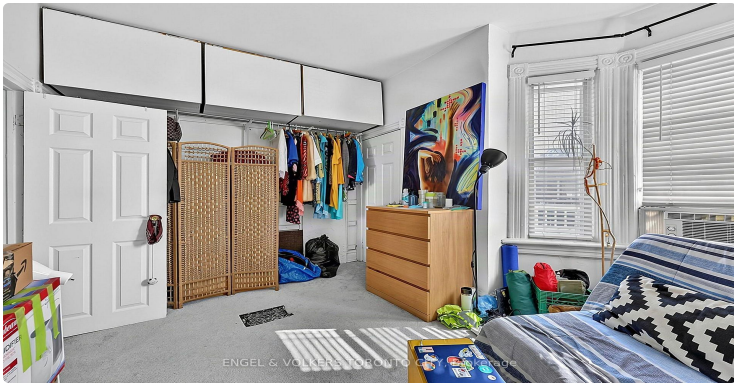
- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,902
POSTAL CODE	M6H 1C2
NEIGHBOURHOOD	Dufferin Grove

GALLERY





LISTING AGENT

Pavel Shaganenko

ENGEL & VOLKERS TORONTO CITY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.